

**Date:** April 25, 2012

**To:** Board of Directors

**From:** Neil McFarlane

**Subject:** **RESOLUTIONS 12-04-36, 12-04-37, 12-04-38, 12-04-39, AND 12-04-40 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING TRIMET TO ACQUIRE BY PURCHASE OR BY THE EXERCISE OF THE POWER OF EMINENT DOMAIN CERTAIN REAL PROPERTY NECESSARY TO CONSTRUCTION OF THE PORTLAND-MILWAUKIE LIGHT RAIL PROJECT**

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**1. Issue or Purpose of the Item.**

The purpose of this item is to request that the TriMet Board of Directors (“Board”) adopt resolutions authorizing the acquisition by purchase or by the power of eminent domain of certain real property necessary to construction of the Portland-Milwaukie Light Rail Project (“Project”).

**2. Reason for Board Action.**

ORS Chapter 35 authorizes TriMet to acquire property by eminent domain and ORS 35.235 requires the Board to declare the necessity of real property for the Project.

**3. Background.**

In order to construct the Project, TriMet will need to acquire interests in the following parcels of real property along the Project alignment:

1. 2425 SE Moores Street, Milwaukie and 2525 SE Stubb Street, Milwaukie (“Anderson Die Property”)
2. 2505 SE Moores Street, Milwaukie (“BHT Property”)
3. 2660 SE Mailwell Drive, Milwaukie (“CP McLoughlin Property”)
4. 1624 SE Pardee Street, Portland (“Ellis Property”)
5. 8300 SE McLoughlin Blvd, Portland (“Oregon Worsted”)

Resolution 12-04-36

TriMet will be acquiring property interests from two separate properties owned by Anderson Die & Manufacturing Co. The first Anderson Die property is located at 2425 SE Moores Street in Milwaukie. TriMet requires a fee acquisition of a portion of this Anderson Die Property for a light rail bridge, and a permanent easement for maintenance of the bridge. Additionally, TriMet will acquire a temporary easement in order to construct the bridge. The legal description and map of this Anderson Die Property is attached to Resolution 12-

04-36 as Exhibit A. This property was included in the Board's previously adopted Resolution 10-12-68 authorizing acquisition of certain parcels necessary to the Project. TriMet received an independent appraisal of this portion of the Anderson Die Property and made a formal offer to the property owner on August 18, 2011. Initiation of condemnation proceedings now will allow the parties to continue negotiations while still maintaining Project schedule. As a result, and in accordance with Resolution 10-12-68, TriMet is now submitting for Board approval Resolution 12-04-36 authorizing use of the condemnation process for acquisition of the Anderson Die Property.

Anderson Die & Manufacturing Co. is also the owner of property located at 2525 SE Stubb Street in Milwaukie. TriMet requires a fee acquisition of a portion of this part of the Anderson Die Property for the construction of a light rail bridge. TriMet will also acquire a temporary construction easement. The legal description and map of this portion of the Anderson Die Property is attached to Resolution 12-04-36 as Exhibit B. The Anderson Die Property was included in the Board's previously adopted Resolution 10-12-68 authorizing acquisition of certain parcels necessary to the Project. TriMet received an independent appraisal of this portion of the Anderson Die Property and made a formal offer to the property owner on February 16, 2012. Initiation of condemnation proceedings now will allow the parties to continue negotiations while still maintaining Project schedule. As a result, and in accordance with Resolution 10-12-68, TriMet is now submitting for Board approval Resolution 12-04-36 authorizing use of the condemnation process for acquisition of the Anderson Die Property.

#### Resolution 12-04-37

Beaver Heat Treating Corporation (BHT) is the owner of property located at 2505 SE Moores Street in Milwaukie. TriMet requires a fee acquisition from the BHT Property for construction of a light rail bridge. TriMet will also acquire two permanent easements to maintain the light rail bridge. There is also a temporary easement required for construction. The legal description and map of the BHT Property is attached to Resolution 12-04-37 as Exhibit A. The BHT Property was included in the Board's previously adopted Resolution 10-12-68 authorizing acquisition of certain parcels necessary to the Project. TriMet received an independent appraisal of the BHT Property and made a formal offer to the property owner on March 15, 2012. Negotiations with the property owner have not, thus far, been successful. Initiation of condemnation proceedings now will allow the parties to continue negotiations while still maintaining Project schedule. As a result, and in accordance with Resolution 10-12-68, TriMet is now submitting for Board approval Resolution 12-04-37 authorizing use of the condemnation process for acquisition of the BHT Property.

#### Resolution 12-04-38

CP McLoughlin LLC is the owner of property located at 2660 SE Mailwell Drive in Milwaukie. TriMet requires a street dedication for a connection to SE Mailwell Drive as well as a permanent easement, three temporary construction easements, and three waterline easements for the reconnection of public waterlines that cross the CP McLoughlin Property. The legal description and map of the CP McLoughlin Property is attached to Resolution 12-04-38 as Exhibit A. The property was included in the Board's previously adopted

Resolution 10-12-68 authorizing acquisition of certain parcels necessary to the Project. TriMet received an independent appraisal of the CP McLoughlin Property and made a formal offer to the property owner on April 2, 2012. Negotiations with the property owner have not, thus far, been successful. Initiation of condemnation proceedings now will allow the parties to continue negotiations while still maintaining project schedule. As a result, and in accordance with Resolution 10-12-68, TriMet is now submitting for Board approval Resolution 12-04-38 authorizing use of the condemnation process for acquisition of the CP McLoughlin Property.

#### Resolution 12-04-39

Glen Ellis is the owner of property located at 1624 SE Pardee Street in Portland. TriMet requires fee title to a portion of the Ellis Property and a temporary construction easement for the reconstruction of SE 17<sup>th</sup> Avenue and for the construction of the light rail lines. The legal description and map of the Ellis Property is attached to Resolution 12-04-39 as Exhibit A. The property was included in the Board's previously adopted Resolution 10-12-68 authorizing acquisition of certain parcels necessary to the Project. TriMet received an independent appraisal of the Ellis Property and made a formal offer to the property owner on March 9, 2012. Negotiations with the property owner have not, thus far, been successful. Initiation of condemnation proceedings now will allow the parties to continue negotiations while still maintaining project schedule. As a result, and in accordance with Resolution 10-12-68, TriMet is now submitting for Board approval Resolution 12-04-39 authorizing use of the condemnation process for acquisition of the Ellis Property.

#### Resolution 12-04-40

Oregon Worsted Company is the owner of property located at 8300 SE McLoughlin Blvd in Milwaukie. The Oregon Worsted Property is currently vacant. TriMet requires a fee acquisition of the entire Oregon Worsted Property for light rail uses and a park and ride. The legal description and map of the Oregon Worsted Property is attached to Resolution 12-04-40 as Exhibit A. The property was included in the Board's previously adopted Resolution 10-12-68 authorizing acquisition of certain parcels necessary to the Project. TriMet received an independent appraisal of the Oregon Worsted Property and made a formal offer to the property owner on April 5, 2012. Negotiations with the property owner have not, thus far, been successful. Initiation of condemnation proceedings now will allow the parties to continue negotiations while still maintaining project schedule. As a result, and in accordance with Resolution 10-12-68, TriMet is now submitting for Board approval Resolution 12-04-40 authorizing use of the condemnation process for acquisition of the Oregon Worsted Property.

Condemnation is a tool created by statute that protects both the property owner and the public body engaged in the property acquisition process. The property owner may access funds while the ultimate amount of just compensation is being determined, and may receive an award of legal fees in the event the public body's offer is deemed insufficient by the judge or jury. At the same time, the public body is able to obtain possession of the real property, thereby reducing project schedule risk. In addition, both parties benefit by allowing a judge or jury to decide the amount of just compensation when they cannot otherwise agree.

Determining whether and when to begin the condemnation process depends on the facts of each case. Each of the Properties is needed for construction in the near future. Initiating condemnation now will ensure the Properties are available to the Project in a timely manner.

#### **4. Options.**

TriMet remains hopeful that each of the Properties can be acquired through negotiations, subsequent to the initiation of condemnation proceedings. However, in order to ensure that they are available when needed for the Project, and to avoid costs that would be associated with a delay of construction, it could be necessary to begin condemnation proceedings on each in the near future. If the Board did not adopt the resolution, the likelihood of Project delay would be increased, as well as TriMet's exposure to costs related to that delay. Condemnation is the only acquisition method by which TriMet can be assured of obtaining these needed Properties.

#### **5. Recommendation.**

The General Manager recommends that the Board adopt the Resolutions.

## **RESOLUTION 12-04-36**

### **RESOLUTION OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING TRIMET TO ACQUIRE BY PURCHASE OR BY THE EXERCISE OF THE POWER OF EMINENT DOMAIN CERTAIN REAL PROPERTY NECESSARY TO CONSTRUCTION OF THE PORTLAND-MILWAUKIE LIGHT RAIL PROJECT**

**WHEREAS**, ORS 267.200(2) and ORS 267.225(2) authorize and empower TriMet to acquire by condemnation, purchase, lease, devise, gift or voluntary grant real and personal property or any interest therein located inside the boundaries of TriMet; and

**WHEREAS**, the Portland-Milwaukie Light Rail Project (“Project”) is a light rail transit project designed to accommodate transportation needs in the Portland metropolitan area; and

**WHEREAS**, the Metro Council (“Council”) adopted the 2008 South/North Land Use Final Order Amendment Portland-Milwaukie Segment of the South/North Light Rail Corridor Project, on July 24, 2008, approving the Project; and

**WHEREAS**, ORS 35.235 requires the TriMet Board of Directors (“Board”), after first declaring by resolution the necessity of the acquisition of real property and the purpose for which it is required, to attempt to agree with the owner of said real property with respect to compensation to be paid therefore, and the damages, if any, for the taking thereof; and

**WHEREAS**, for the accomplishment of the Project, it is necessary that TriMet have the immediate right of possession to certain parcels of real property described in this resolution;

#### **NOW, THEREFORE, BE IT RESOLVED:**

1. That for the accomplishment of the planned Project there is needed and required three parcels of fee simple title, a permanent easement and temporary construction easements on real property owned by Anderson Die & Manufacturing Co. The parcels of real property or particular interests therein needed and required for the planned Project are specifically described in Exhibits A and B under the TriMet file number, name of the record owner or reputed owner, and legal description, and said Exhibits A and B are by this reference hereby adopted and made a part hereof as completely and fully as though set forth in full herein.
2. That the Project is necessary for the public interest, and has been planned, designed, located and will be constructed in a manner that will be most compatible with the greatest public good and the least private injury.
3. That the immediate possession of the parcels is necessary.
4. That TriMet staff is authorized and directed to make attempts to agree with the owner of the property and any other persons in interest as to the compensation to be paid for the property and damages, if any, for the taking thereof, and the General Manager or his designee is authorized to make a binding offer for such compensation.

5. That the Board hereby ratifies all offers to purchase all rights, title and interest that have been previously made in connection with the Project.
6. That in the event no satisfactory agreement can be reached, TriMet staff, through its legal counsel, is authorized to commence and prosecute to final determination such proceedings as may be necessary to obtain immediate possession and acquire the property; and TriMet staff, through its legal counsel, is further authorized to make such stipulations, agreements, or admissions in the course of such proceedings as may, in counsel's judgment, be in the best interests of TriMet.
7. That there is hereby authorized the creation of a fund in the amount estimated to be the just compensation for such property which shall, to obtain possession of the property, be deposited with the clerk of the Court in which the action is commenced for the use by the defendants in the actions.
8. That the General Manager or his designee is authorized to execute the necessary documents on behalf of the Board in a form approved by TriMet's General Counsel.

Dated: April 25, 2012

Attest:

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Presiding Officer

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Recording Secretary

Approved as to Legal Sufficiency:

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Legal Department

**RESOLUTION 12-04-37**

**RESOLUTION OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING TRIMET TO ACQUIRE BY PURCHASE OR BY THE EXERCISE OF THE POWER OF EMINENT DOMAIN CERTAIN REAL PROPERTY NECESSARY TO CONSTRUCTION OF THE PORTLAND-MILWAUKIE LIGHT RAIL PROJECT**

**WHEREAS**, ORS 267.200(2) and ORS 267.225(2) authorize and empower TriMet to acquire by condemnation, purchase, lease, devise, gift or voluntary grant real and personal property or any interest therein located inside the boundaries of TriMet; and

**WHEREAS**, the Portland-Milwaukie Light Rail Project (“Project”) is a light rail transit project designed to accommodate transportation needs in the Portland metropolitan area; and

**WHEREAS**, the Metro Council (“Council”) adopted the 2008 South/North Land Use Final Order Amendment Portland-Milwaukie Segment of the South/North Light Rail Corridor Project, on July 24, 2008, approving the Project; and

**WHEREAS**, ORS 35.235 requires the TriMet Board of Directors (“Board”), after first declaring by resolution the necessity of the acquisition of real property and the purpose for which it is required, to attempt to agree with the owner of said real property with respect to compensation to be paid therefore, and the damages, if any, for the taking thereof; and

**WHEREAS**, for the accomplishment of the Project, it is necessary that TriMet have the immediate right of possession to certain parcels of real property described in this resolution;

**NOW, THEREFORE, BE IT RESOLVED:**

1. That for the accomplishment of the planned Project there is needed and required a fee simple title to real property, two permanent easements and a temporary construction easement owned by Beaver Heat Treating Corporation. The parcels of real property or particular interests therein needed and required for the planned Project are specifically described in Exhibit A under the TriMet file number, name of the record owner or reputed owner, and legal description, and said Exhibit A is by this reference hereby adopted and made a part hereof as completely and fully as though set forth in full herein.
2. That the Project is necessary for the public interest, and has been planned, designed, located and will be constructed in a manner that will be most compatible with the greatest public good and the least private injury.
3. That the immediate possession of the parcel is necessary.
4. That TriMet staff is authorized and directed to make attempts to agree with the owner of the property and any other persons in interest as to the compensation to be paid for the property

and damages, if any, for the taking thereof, and the General Manager or his designee is authorized to make a binding offer for such compensation.

5. That the Board hereby ratifies all offers to purchase all rights, title and interest that have been previously made in connection with the Project.
6. That in the event no satisfactory agreement can be reached, TriMet staff, through its legal counsel, is authorized to commence and prosecute to final determination such proceedings as may be necessary to obtain immediate possession and acquire the property; and TriMet staff, through its legal counsel, is further authorized to make such stipulations, agreements, or admissions in the course of such proceedings as may, in counsel's judgment, be in the best interests of TriMet.
7. That there is hereby authorized the creation of a fund in the amount estimated to be the just compensation for such property which shall, to obtain possession of the property, be deposited with the clerk of the Court in which the action is commenced for the use by the defendants in the actions.
8. That the General Manager or his designee is authorized to execute the necessary documents on behalf of the Board in a form approved by TriMet's General Counsel.

Dated: April 25, 2012

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Presiding Officer

Attest:

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Recording Secretary

Approved as to Legal Sufficiency:

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Legal Department



## **RESOLUTION 12-04-38**

### **RESOLUTION OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING TRIMET TO ACQUIRE BY PURCHASE OR BY THE EXERCISE OF THE POWER OF EMINENT DOMAIN CERTAIN REAL PROPERTY NECESSARY TO CONSTRUCTION OF THE PORTLAND-MILWAUKIE LIGHT RAIL PROJECT**

**WHEREAS**, ORS 267.200(2) and ORS 267.225(2) authorize and empower TriMet to acquire by condemnation, purchase, lease, devise, gift or voluntary grant real and personal property or any interest therein located inside the boundaries of TriMet; and

**WHEREAS**, the Portland-Milwaukie Light Rail Project (“Project”) is a light rail transit project designed to accommodate transportation needs in the Portland metropolitan area; and

**WHEREAS**, the Metro Council (“Council”) adopted the 2008 South/North Land Use Final Order Amendment Portland-Milwaukie Segment of the South/North Light Rail Corridor Project, on July 24, 2008, approving the Project; and

**WHEREAS**, ORS 35.235 requires the TriMet Board of Directors (“Board”), after first declaring by resolution the necessity of the acquisition of real property and the purpose for which it is required, to attempt to agree with the owner of said real property with respect to compensation to be paid therefore, and the damages, if any, for the taking thereof; and

**WHEREAS**, for the accomplishment of the Project, it is necessary that TriMet have the immediate right of possession to certain parcels of real property described in this resolution;

#### **NOW, THEREFORE, BE IT RESOLVED:**

1. That for the accomplishment of the planned Project there is needed and required a dedication, a permanent easement, three temporary construction easements and three waterline easements to real property owned by CP McLoughlin LLC. The parcels of real property or particular interests therein needed and required for the planned Project are specifically described in Exhibit A under the TriMet file number, name of the record owner or reputed owner, and legal description, and said Exhibit A is by this reference hereby adopted and made a part hereof as completely and fully as though set forth in full herein.
2. That the Project is necessary for the public interest, and has been planned, designed, located and will be constructed in a manner that will be most compatible with the greatest public good and the least private injury.
3. That the immediate possession of the parcels is necessary.
4. That TriMet staff is authorized and directed to make attempts to agree with the owner of the property and any other persons in interest as to the compensation to be paid for the property and damages, if any, for the taking thereof, and the General Manager or his designee is authorized to make a binding offer for such compensation.

5. That the Board hereby ratifies all offers to purchase all rights, title and interest that have been previously made in connection with the Project.
6. That in the event no satisfactory agreement can be reached, TriMet staff, through its legal counsel, is authorized to commence and prosecute to final determination such proceedings as may be necessary to obtain immediate possession and acquire the property; and TriMet staff, through its legal counsel, is further authorized to make such stipulations, agreements, or admissions in the course of such proceedings as may, in counsel's judgment, be in the best interests of TriMet.
7. That there is hereby authorized the creation of a fund in the amount estimated to be the just compensation for such property which shall, to obtain possession of the property, be deposited with the clerk of the Court in which the action is commenced for the use by the defendants in the actions.
8. That the General Manager or his designee is authorized to execute the necessary documents on behalf of the Board in a form approved by TriMet's General Counsel.

Dated: April 25, 2012

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Presiding Officer

Attest:

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Recording Secretary

Approved as to Legal Sufficiency:

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Legal Department

## **RESOLUTION 12-04-39**

### **RESOLUTION OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING TRIMET TO ACQUIRE BY PURCHASE OR BY THE EXERCISE OF THE POWER OF EMINENT DOMAIN CERTAIN REAL PROPERTY NECESSARY TO CONSTRUCTION OF THE PORTLAND-MILWAUKIE LIGHT RAIL PROJECT**

**WHEREAS**, ORS 267.200(2) and ORS 267.225(2) authorize and empower TriMet to acquire by condemnation, purchase, lease, devise, gift or voluntary grant real and personal property or any interest therein located inside the boundaries of TriMet; and

**WHEREAS**, the Portland-Milwaukie Light Rail Project (“Project”) is a light rail transit project designed to accommodate transportation needs in the Portland metropolitan area; and

**WHEREAS**, the Metro Council (“Council”) adopted the 2008 South/North Land Use Final Order Amendment Portland-Milwaukie Segment of the South/North Light Rail Corridor Project, on July 24, 2008, approving the Project; and

**WHEREAS**, ORS 35.235 requires the TriMet Board of Directors (“Board”), after first declaring by resolution the necessity of the acquisition of real property and the purpose for which it is required, to attempt to agree with the owner of said real property with respect to compensation to be paid therefore, and the damages, if any, for the taking thereof; and

**WHEREAS**, for the accomplishment of the Project, it is necessary that TriMet have the immediate right of possession to certain parcels of real property described in this resolution;

#### **NOW, THEREFORE, BE IT RESOLVED:**

1. That for the accomplishment of the planned Project there is needed and required fee simple title and a temporary construction easement to portions of real property owned by Glen Ellis. The parcels of real property or particular interests therein needed and required for the planned Project are specifically described in Exhibit A under the TriMet file number, name of the record owner or reputed owner, and legal description, and said Exhibit A is by this reference hereby adopted and made a part hereof as completely and fully as though set forth in full herein.
2. That the Project is necessary for the public interest, and has been planned, designed, located and will be constructed in a manner that will be most compatible with the greatest public good and the least private injury.
3. That the immediate possession of the parcels is necessary.
4. That TriMet staff is authorized and directed to make attempts to agree with the owner of the property and any other persons in interest as to the compensation to be paid for the property and damages, if any, for the taking thereof, and the General Manager or his designee is authorized to make a binding offer for such compensation.

5. That the Board hereby ratifies all offers to purchase all rights, title and interest that have been previously made in connection with the Project.
6. That in the event no satisfactory agreement can be reached, TriMet staff, through its legal counsel, is authorized to commence and prosecute to final determination such proceedings as may be necessary to obtain immediate possession and acquire the property; and TriMet staff, through its legal counsel, is further authorized to make such stipulations, agreements, or admissions in the course of such proceedings as may, in counsel's judgment, be in the best interests of TriMet.
7. That there is hereby authorized the creation of a fund in the amount estimated to be the just compensation for such property which shall, to obtain possession of the property, be deposited with the clerk of the Court in which the action is commenced for the use by the defendants in the actions.
8. That the General Manager or his designee is authorized to execute the necessary documents on behalf of the Board in a form approved by TriMet's General Counsel.

Dated: April 25, 2012

Attest:

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Presiding Officer

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Recording Secretary

Approved as to Legal Sufficiency:

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Legal Department

## **RESOLUTION 12-04-40**

### **RESOLUTION OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING TRIMET TO ACQUIRE BY PURCHASE OR BY THE EXERCISE OF THE POWER OF EMINENT DOMAIN CERTAIN REAL PROPERTY NECESSARY TO CONSTRUCTION OF THE PORTLAND-MILWAUKIE LIGHT RAIL PROJECT**

**WHEREAS**, ORS 267.200(2) and ORS 267.225(2) authorize and empower TriMet to acquire by condemnation, purchase, lease, devise, gift or voluntary grant real and personal property or any interest therein located inside the boundaries of TriMet; and

**WHEREAS**, the Portland-Milwaukie Light Rail Project (“Project”) is a light rail transit project designed to accommodate transportation needs in the Portland metropolitan area; and

**WHEREAS**, the Metro Council (“Council”) adopted the 2008 South/North Land Use Final Order Amendment Portland-Milwaukie Segment of the South/North Light Rail Corridor Project, on July 24, 2008, approving the Project; and

**WHEREAS**, ORS 35.235 requires the TriMet Board of Directors (“Board”), after first declaring by resolution the necessity of the acquisition of real property and the purpose for which it is required, to attempt to agree with the owner of said real property with respect to compensation to be paid therefore, and the damages, if any, for the taking thereof; and

**WHEREAS**, for the accomplishment of the Project, it is necessary that TriMet have the immediate right of possession to certain parcels of real property described in this resolution;

#### **NOW, THEREFORE, BE IT RESOLVED:**

1. That for the accomplishment of the planned Project there is needed and required a fee simple title to real property owned by Oregon Worsted Company. The parcel of real property or particular interests therein needed and required for the planned Project are specifically described in Exhibit A under the TriMet file number, name of the record owner or reputed owner, and legal description, and said Exhibit A is by this reference hereby adopted and made a part hereof as completely and fully as though set forth in full herein.
2. That the Project is necessary for the public interest, and has been planned, designed, located and will be constructed in a manner that will be most compatible with the greatest public good and the least private injury.
3. That the immediate possession of the parcel is necessary.
4. That TriMet staff is authorized and directed to make attempts to agree with the owner of the property and any other persons in interest as to the compensation to be paid for the property and damages, if any, for the taking thereof, and the General Manager or his designee is authorized to make a binding offer for such compensation.

5. That the Board hereby ratifies all offers to purchase all rights, title and interest that have been previously made in connection with the Project.
6. That in the event no satisfactory agreement can be reached, TriMet staff, through its legal counsel, is authorized to commence and prosecute to final determination such proceedings as may be necessary to obtain immediate possession and acquire the property; and TriMet staff, through its legal counsel, is further authorized to make such stipulations, agreements, or admissions in the course of such proceedings as may, in counsel's judgment, be in the best interests of TriMet.
7. That there is hereby authorized the creation of a fund in the amount estimated to be the just compensation for such property which shall, to obtain possession of the property, be deposited with the clerk of the Court in which the action is commenced for the use by the defendants in the actions.
8. That the General Manager or his designee is authorized to execute the necessary documents on behalf of the Board in a form approved by TriMet's General Counsel.

Dated: April 25, 2012

Attest:

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Presiding Officer

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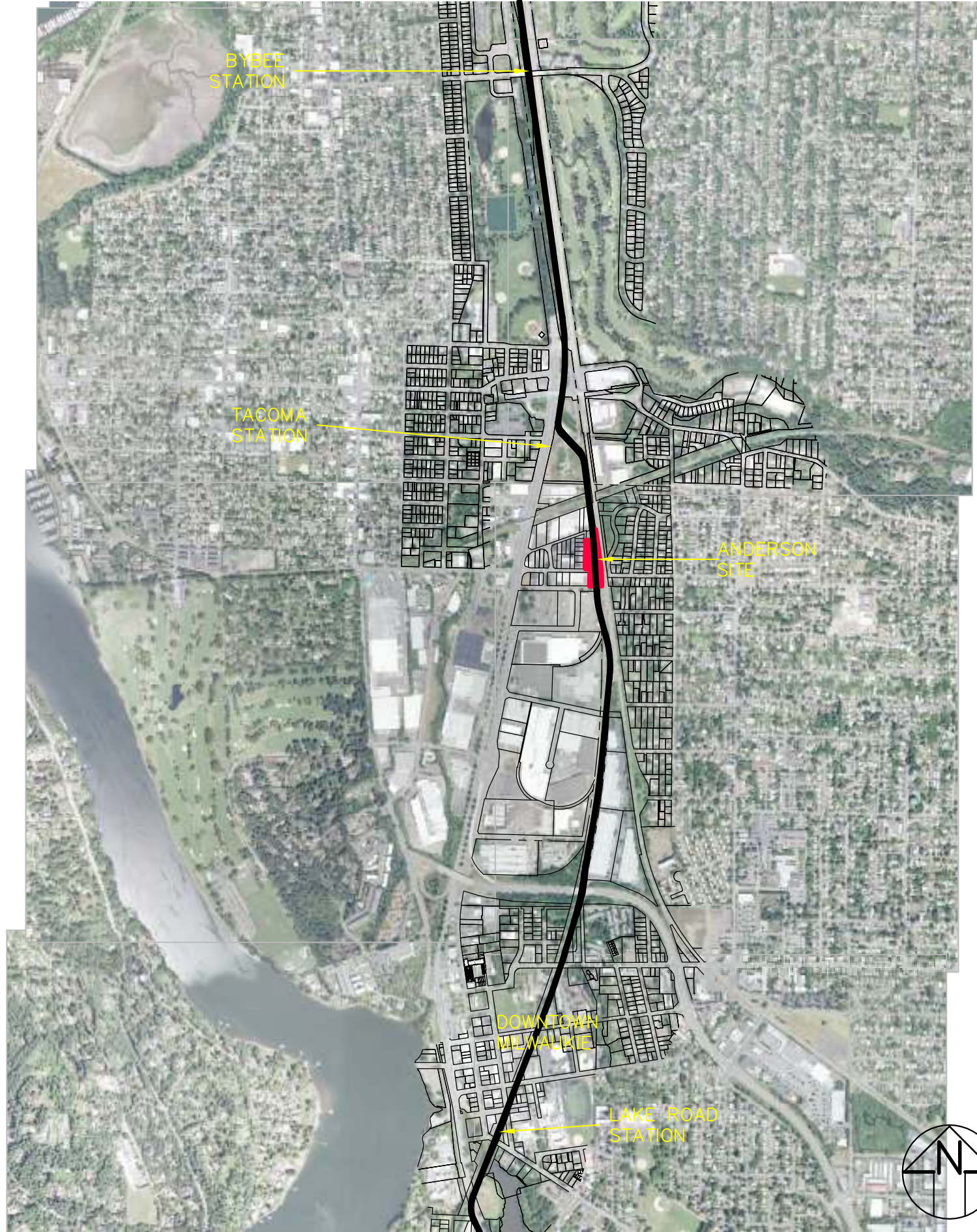
Recording Secretary

Approved as to Legal Sufficiency:

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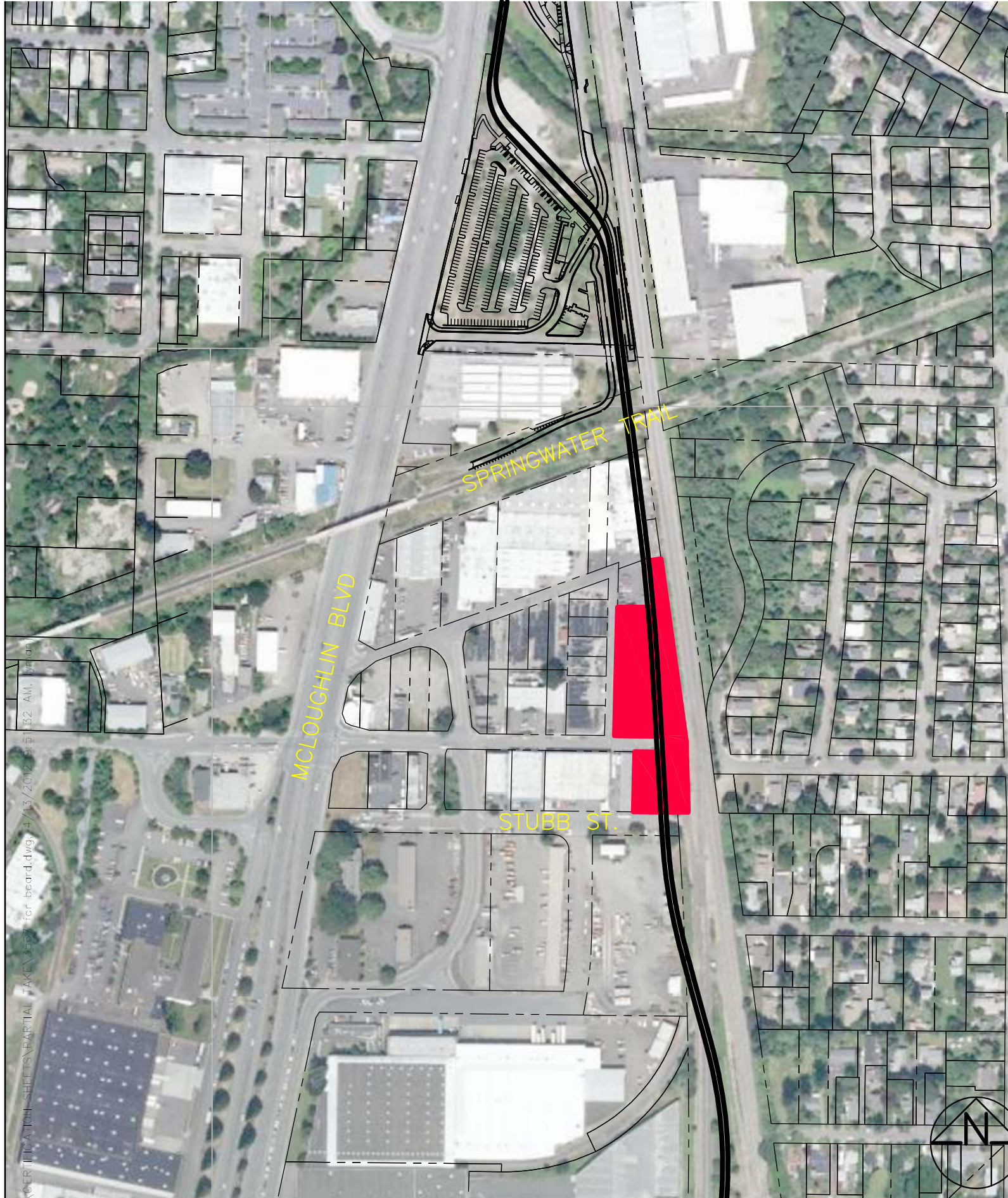
Legal Department





# LOCATION MAP





McLOUGHLIN BLVD

SPRINGWATER TRAIL

STUBB ST.

# SITE PLAN



Exhibit "A"

File 3567  
Anderson Die &  
Manufacturing Co.

Parcel 1  
1 1E 25BB 8200  
Parcels 2, 3, 4  
1 1E 25BB 3500, 3600,  
3700, 3800, 3900

Portland-Milwaukie LRT Project  
Jack Carlson, Otak, Inc., 12/13/2010  
Amended:

Parcel 1-Fee

A tract of land in the northwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

All of that property described in that Bargain and Sale Deed to Anderson Die and Manufacturing Company, recorded August 5, 1980 in Fee No. 80-28897, Clackamas County Deed Records.

The tract of land to which this description applies contains 28,038 square feet, more or less.

Parcel 2-Fee

A tract of land in the northwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

Those portions of Lots 78, 83, 84, 85, 86, 91 and 92, ROSS AND WALKER'S ADDITION TO SELLWOOD GARDENS, Clackamas County, Oregon, lying on the easterly (right) side of the following described line:

Beginning at a point which bears North, a distance of 0.40 feet and East, a distance of 1,246.04 feet from the westerly southwest corner of the George Wills D.L.C. No. 58; thence N.03°18'58"W., a distance of 334.22 feet to the point of curve left of a 6,642.70 foot radius tangent curve; thence along the arc of said curve left through a central angle of 01°08'45", a distance of 132.84 feet (chord bears N.03°53'20"W., a distance of 132.84 feet) to the point of curve left of a 4,976.00 foot radius tangent curve; thence

along the arc of said curve left through a central angle of 01°32'45", a distance of 134.25 feet (chord bears N.05°14'06"W., a distance of 134.25 feet) to the point of curve left of a 6,642.70 foot radius tangent curve; thence along the arc of said curve left through a central angle of 01°08'45", a distance of 132.84 feet (chord bears N.06°34'50"W., a distance of 132.84 feet); thence N.07°09'13"W., a distance of 438.86 feet to the terminus of this line;

EXCEPT all of that property described in that Warranty Deed to Beaver Heat Treating Corporation recorded on July 9, 1974 as Fee Number 74-19060, Clackamas County Deed Records;

AND EXCEPT the south 5 feet of said Lots 91 and 92 as conveyed to Clackamas County for road purposes on December 10, 1913 in Book 133, Page 302, Clackamas County Deed Records.

The tract of land to which this description applies contains 8,878 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.

#### Parcel 3-Permanent Easement

A strip of land in the northwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

Those portions of Lots 78, 83, 84, 85, 86, 91 and 92, ROSS AND WALKER'S ADDITION TO SELLWOOD GARDENS, Clackamas County, Oregon, lying within a 15.00 foot wide strip of land, the easterly (right) sideline of said strip being described as follows:

Beginning at a point which bears North, a distance of 0.40 feet and East, a distance of 1,246.04 feet from the westerly southwest corner of the George Wills D.L.C. No. 58; thence N.03°18'58"W., a distance of 334.22 feet to the point of curve left of a 6,642.70 foot radius tangent curve; thence along the arc of said curve left through a central angle of 01°08'45", a distance of 132.84 feet (chord bears N.03°53'20"W., a distance of 132.84 feet) to the point of curve left of a 4,976.00 foot radius tangent curve; thence along the arc of said curve left through a central angle of 01°32'45", a distance of 134.25 feet (chord bears N.05°14'06"W., a distance of 134.25 feet) to the point of curve left of a 6,642.70 foot radius tangent curve; thence along the arc of said curve left through a central angle of 01°08'45", a distance of 132.84 feet (chord bears N.06°34'50"W., a distance of 132.84 feet); thence N.07°09'13"W., a distance of 438.86 feet to the terminus of this line;

EXCEPT all of that property described in that Warranty Deed to Beaver Heat Treating Corporation recorded on July 9, 1974 as Fee Number 74-19060, Clackamas County Deed Records;

AND EXCEPT the south 5 feet of said Lots 91 and 92 as conveyed to Clackamas County for road purposes on December 10, 1913 in Book 133, Page 302, Clackamas County Deed Records.

The tract of land to which this description applies contains 4,932 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.

#### Parcel 4-Temporary Construction Easement

A strip of land in the northwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

Those portions of Lots 78, 83, 84, 85, 86, 91 and 92, ROSS AND WALKER'S ADDITION TO SELLWOOD GARDENS, Clackamas County, Oregon, lying within a 25.00 foot wide strip of land, the easterly (right) sideline of said strip being described as follows:

Beginning at a point which bears North, a distance of 0.40 feet and East, a distance of 1,246.04 feet from the westerly southwest corner of the George Wills D.L.C. No. 58; thence N.03°18'58"W., a distance of 334.22 feet to the point of curve left of a 6,642.70 foot radius tangent curve; thence along the arc of said curve left through a central angle of 01°08'45", a distance of 132.84 feet (chord bears N.03°53'20"W., a distance of 132.84 feet) to the point of curve left of a 4,976.00 foot radius tangent curve; thence along the arc of said curve left through a central angle of 01°32'45", a distance of 134.25 feet (chord bears N.05°14'06"W., a distance of 134.25 feet) to the point of curve left of a 6,642.70 foot radius tangent curve; thence along the arc of said curve left through a central angle of 01°08'45", a distance of 132.84 feet (chord bears N.06°34'50"W., a distance of 132.84 feet); thence N.07°09'13"W., a distance of 438.86 feet to the terminus of this line;

EXCEPT all of that property described in that Warranty Deed to Beaver Heat Treating Corporation recorded on July 9, 1974 as Fee Number 74-19060, Clackamas County Deed Records;

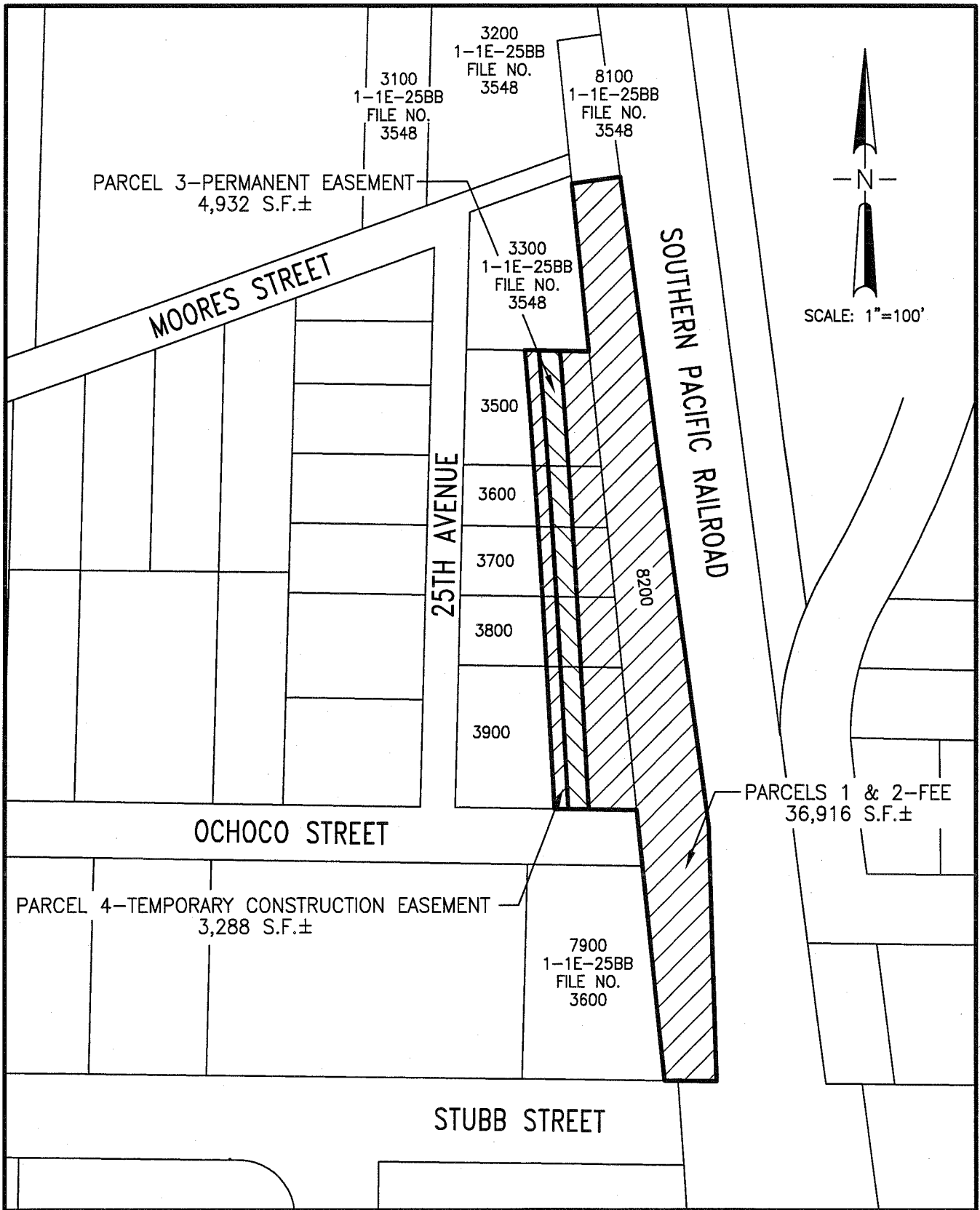
AND EXCEPT the south 5 feet of said Lots 91 and 92 as conveyed to Clackamas County for road purposes on December 10, 1913 in Book 133, Page 302, Clackamas County Deed Records;

AND EXCEPT Parcel 3 as described above.

The tract of land to which this description applies contains 3,288 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.





**TRIMET**  
 CAPITAL PROJECTS  
 AND  
 FACILITIES DIVISION  
 710 N.E. HOLLADAY STREET  
 PORTLAND, OREGON 97232

ACQUISITION SKETCH  
 PORTLAND TO MILWAUKIE LRT  
 FILE NO. 3567

DATE	REVISION NO.	DRAWN BY	CHECKED BY
12/13/2010	000	J. CARLSON	G. PAUL

**otak**  
 17355 S.W. BOONES FERRY ROAD  
 LAKE OSWEGO, OREGON 97035  
 (503) 635-3618 FAX (503) 635-5395  
 Resolution 12-04-36

## Exhibit B

File 3600  
Anderson Die & Manufacturing Co.

Parcels 1, 2  
1 1E 25BB 7900

Portland-Milwaukie LRT Project  
Jack Carlson, Otak, Inc., 8/10/2010  
Amended: 7/1/2011

### Parcel 1-Fee

A tract of land in the northwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

Lots 93 and 94, ROSS & WALKER'S ADDITION TO SELLWOOD GARDENS, except the north 5 feet thereof as conveyed to Clackamas County for road purposes on December 10, 1913 in Book 133, Page 302, Clackamas County Deed Records;

EXCEPT that portion of the above-described property lying on the westerly (left) side of the following described line:

Beginning at a point which bears South, a distance of 24.27 feet and East, a distance of 1,233.45 feet from the westerly southwest corner of the George Wills D.L.C. No. 58; thence N.03°18'58"W., a distance of 173.29 feet to the terminus of this line.

The tract of land to which this description applies contains 8,231 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.

### Parcel 2-Temporary Construction Easement

A tract of land in the northwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

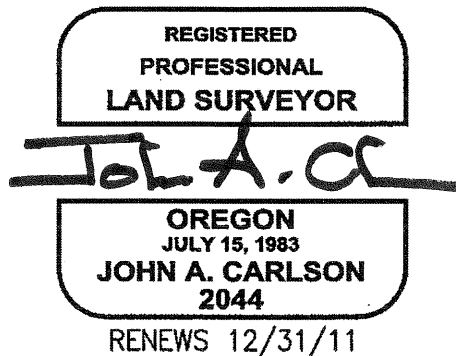
Lots 93 and 94, ROSS & WALKER'S ADDITION TO SELLWOOD GARDENS, except the north 5 feet thereof as conveyed to Clackamas County for road purposes on December 10, 1913 in Book 133, Page 302, Clackamas County Deed Records;

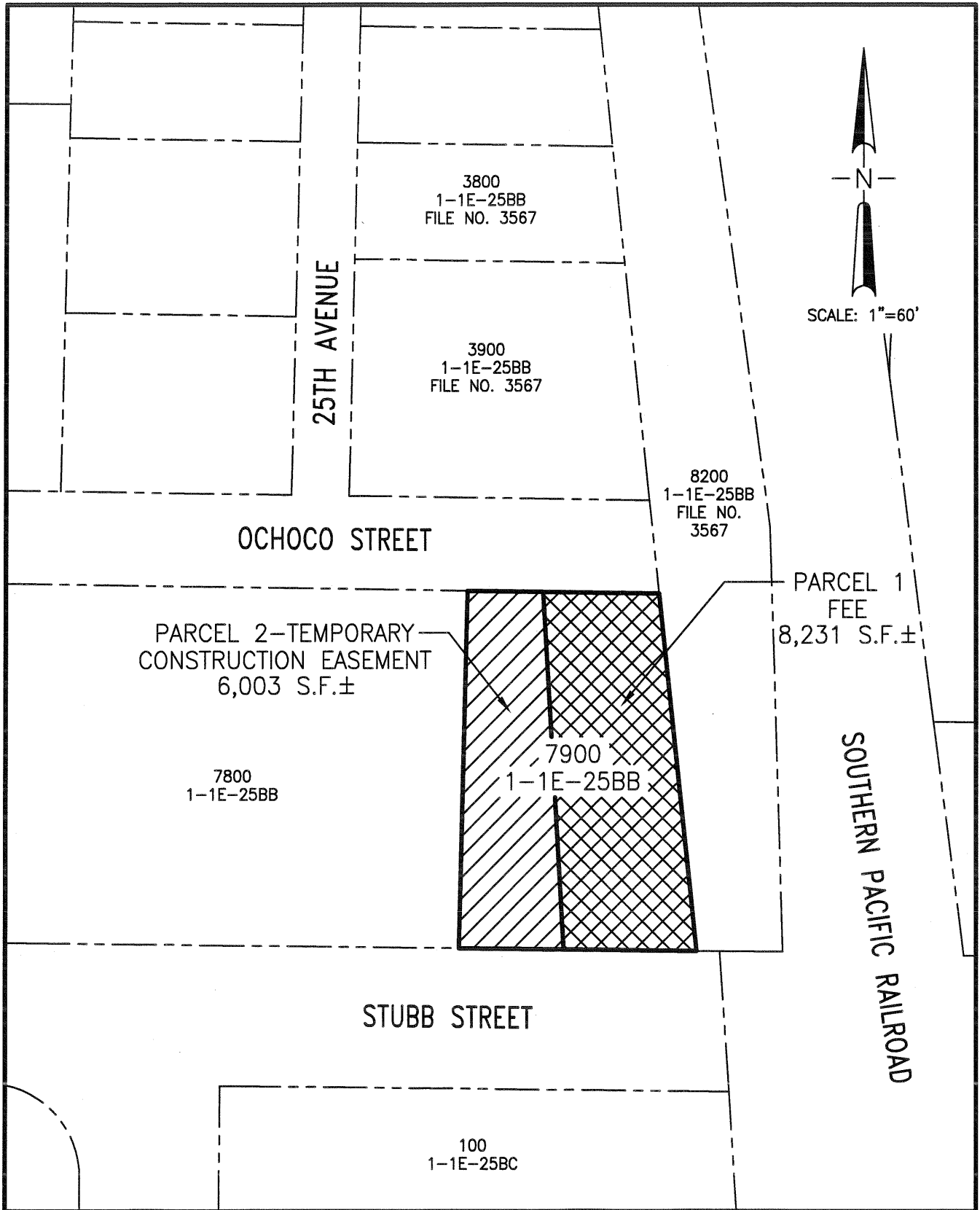
EXCEPT that portion of the above-described property lying on the easterly (right) side of the following described line:

Beginning at a point which bears South, a distance of 24.27 feet and East, a distance of 1,233.45 feet from the westerly southwest corner of the George Wills D.L.C. No. 58; thence N.03°18'58"W., a distance of 173.29 feet to the terminus of this line.

The tract of land to which this description applies contains 6,003 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.





**TRIMET**  
CAPITAL PROJECTS  
AND  
FACILITIES DIVISION  
710 N.E. HOLLADAY STREET  
PORTLAND, OREGON 97232

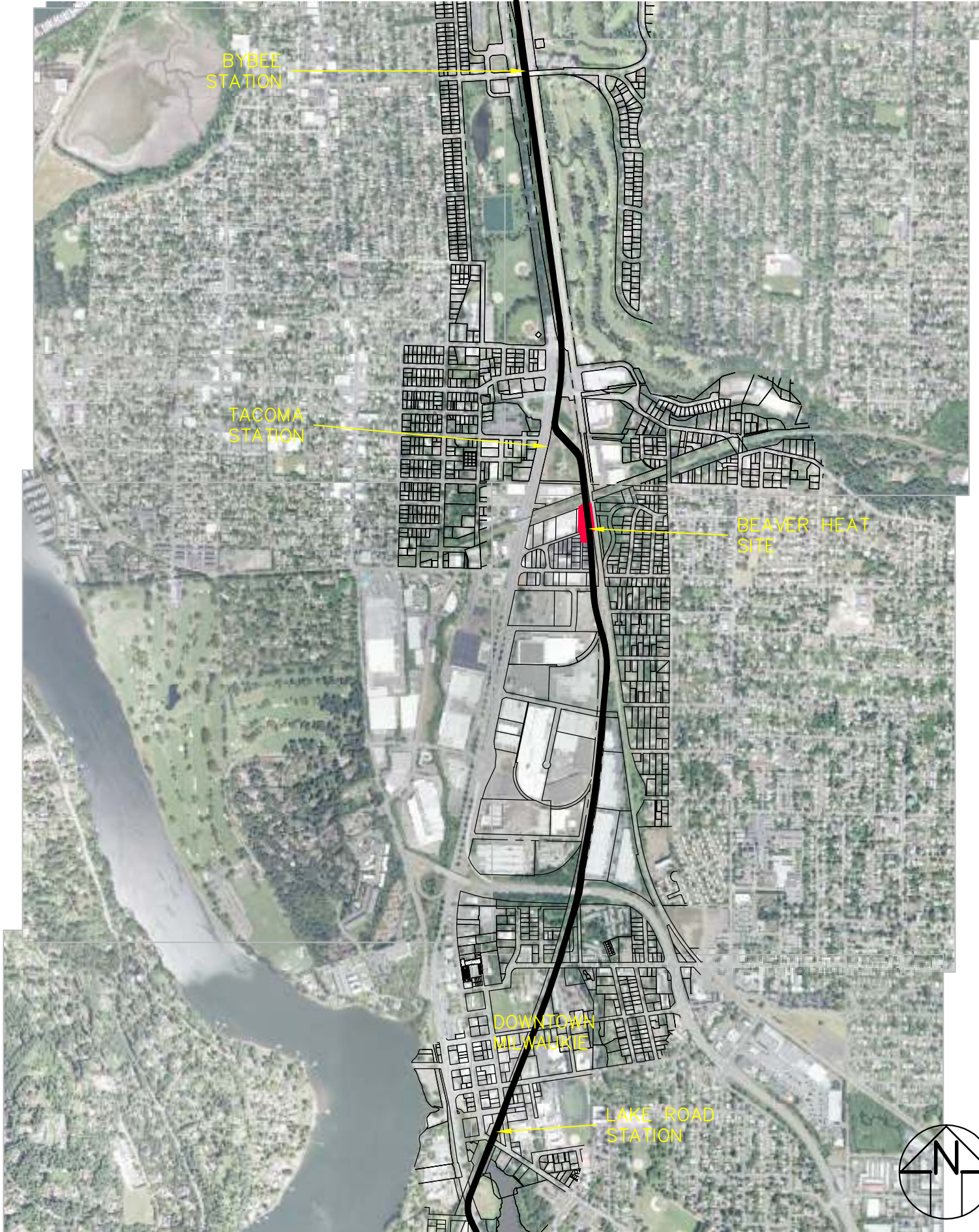
ACQUISITION SKETCH  
PORTLAND TO MILWAUKIE LRT  
FILE NO. 3600

DATE 7/1/2011	REVISION NO. 001	DRAWN BY JAC	CHECKED BY GEP
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17355 S.W. BOONES FERRY ROAD  
LAKE OSWEGO, OREGON 97035  
(503)635-1318 FAX (503)635-5395  
Resolution 12-04-36

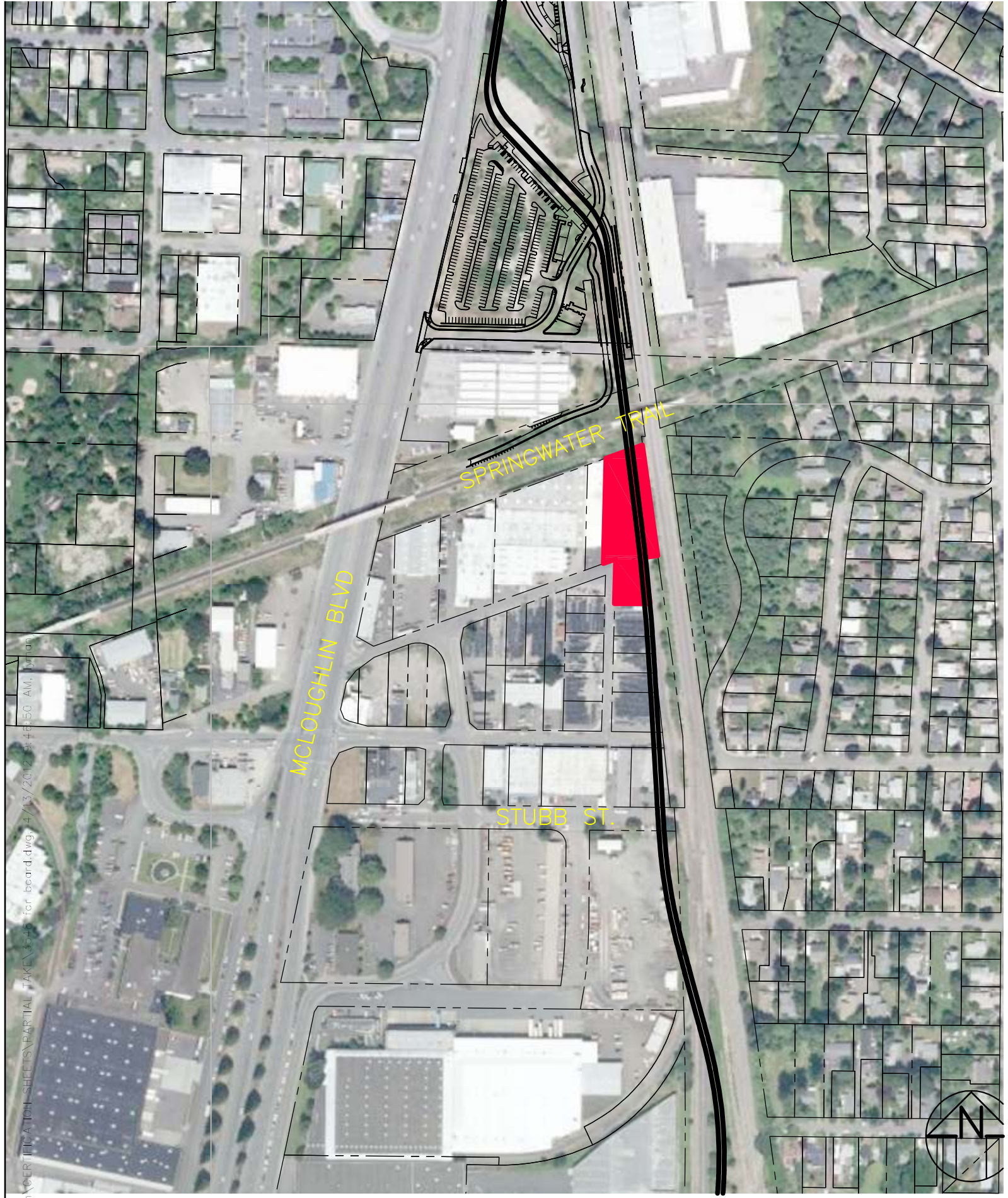




# LOCATION MAP



S:\Work\Lyman\CERTIFICATES\PARTIAL TAKE\3546 for board.dwg, 4/13/2012 04:48:50 AM, Lyman



# SITE PLAN

**Exhibit "A"**

File 3548  
Beaver Heat Treating  
Corporation

Parcel 1  
1 1E 25BB 3200, 3300, 8100  
Parcel 2  
1 1E 25BB 3200  
Parcel 3  
1 1E 25BB 3300  
Parcel 4  
1 1E 25BB 3100, 3200

Portland-Milwaukie LRT Project  
Jack Carlson, Otak, Inc.  
Amended: 7/14/2011  
12/23/2011

Parcel 1-Fee

A tract of land in the northwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

Those portions of Lots 75 and 76, ROSS AND WALKER'S ADDITION TO SELLWOOD GARDENS; and all of that property described in Fee Number 76-4843, Clackamas County Deed Records; and that portion of vacated Moores Street inuring to Lots 76 and 77, ROSS AND WALKER'S ADDITION TO SELLWOOD GARDENS by reason of City of Milwaukie Vacation Ordinance No. 1304, recorded as Fee No. 75-3884, Clackamas County Deed Records; and that portion of that property described in Fee Number 74-19060, Clackamas County Deed Records, lying on the easterly (right) side of the following described line:

Beginning at a point which bears North, a distance of 466.61 feet and East, a distance of 1,217.70 feet from the westerly southwest corner of the George Wills D.L.C. No. 58; thence northwesterly along the arc of a 4,976.00 radius curve to the left (the radius point of which bears S.85°32'17"W.) through a central angle of 01°32'45", a distance of 134.26 feet (chord bears N.05°14'06"W., a distance of 134.26 feet) to the point of curve left of a 6,642.70 foot radius tangent curve; thence along the arc of said curve left through a central angle of 01°08'45", a distance of 132.85 feet (chord bears N.06°34'50"W., a distance of 132.85 feet); thence N.07°09'13"W., a distance of 187.66 feet to the terminus of this line.

The tract of land to which this description applies contains 17,422 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.

### Parcel 2-Permanent Easement

A strip of land, 10.00 feet wide, in the northwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

Those portions of Lots 75 and 76, ROSS AND WALKER'S ADDITION TO SELLWOOD GARDENS; and that portion of vacated Moores Street inuring to Lots 75 and 76, ROSS AND WALKER'S ADDITION TO SELLWOOD GARDENS by reason of City of Milwaukie Vacation Ordinance No. 1304, recorded as Fee No. 75-3884, Clackamas County Deed Records, lying on the easterly (right) side of the following described line:

Beginning at a point which bears North, a distance of 599.26 feet and East, a distance of 1,195.51 feet from the westerly southwest corner of the George Wills D.L.C. No. 58; thence northwesterly along the arc of a 6,632.70 radius curve to the left (the radius point of which bears S.83°59'32"W.) through a central angle of 01°08'45", a distance of 132.65 feet (chord bears N.06°34'50"W., a distance of 132.65 feet); thence N.07°09'13"W., a distance of 187.66 feet to the terminus of this line;

EXCEPT Parcel 1 as described above.

The tract of land to which this description applies contains 2,740 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.

### Parcel 3-Permanent Easement

A variable width strip of land in the northwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

That portion of that property described in Fee Number 74-19060, Clackamas County Deed Records; and that portion of vacated Moores Street inuring to Lot 77, ROSS AND WALKER'S ADDITION TO SELLWOOD GARDENS by reason of City of Milwaukie Vacation Ordinance No. 1304, recorded as Fee No. 75-3884, Clackamas County Deed Records, lying on the easterly (right) side of the following described line:

Beginning at a point which bears North, a distance of 495.17 feet and East, a distance of 1,190.20 feet from the westerly southwest corner of the George Wills D.L.C. No. 58; thence N.03°24'31"W., a distance of 138.85 feet to the terminus of this line;

EXCEPT Parcel 1 as described above.

The tract of land to which this description applies contains 2,627 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.

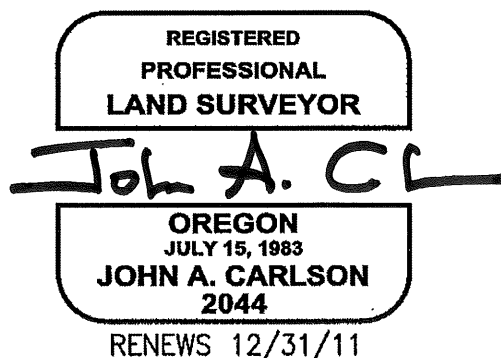
Parcel 4-Temporary Construction Easement

A tract of land in the northwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

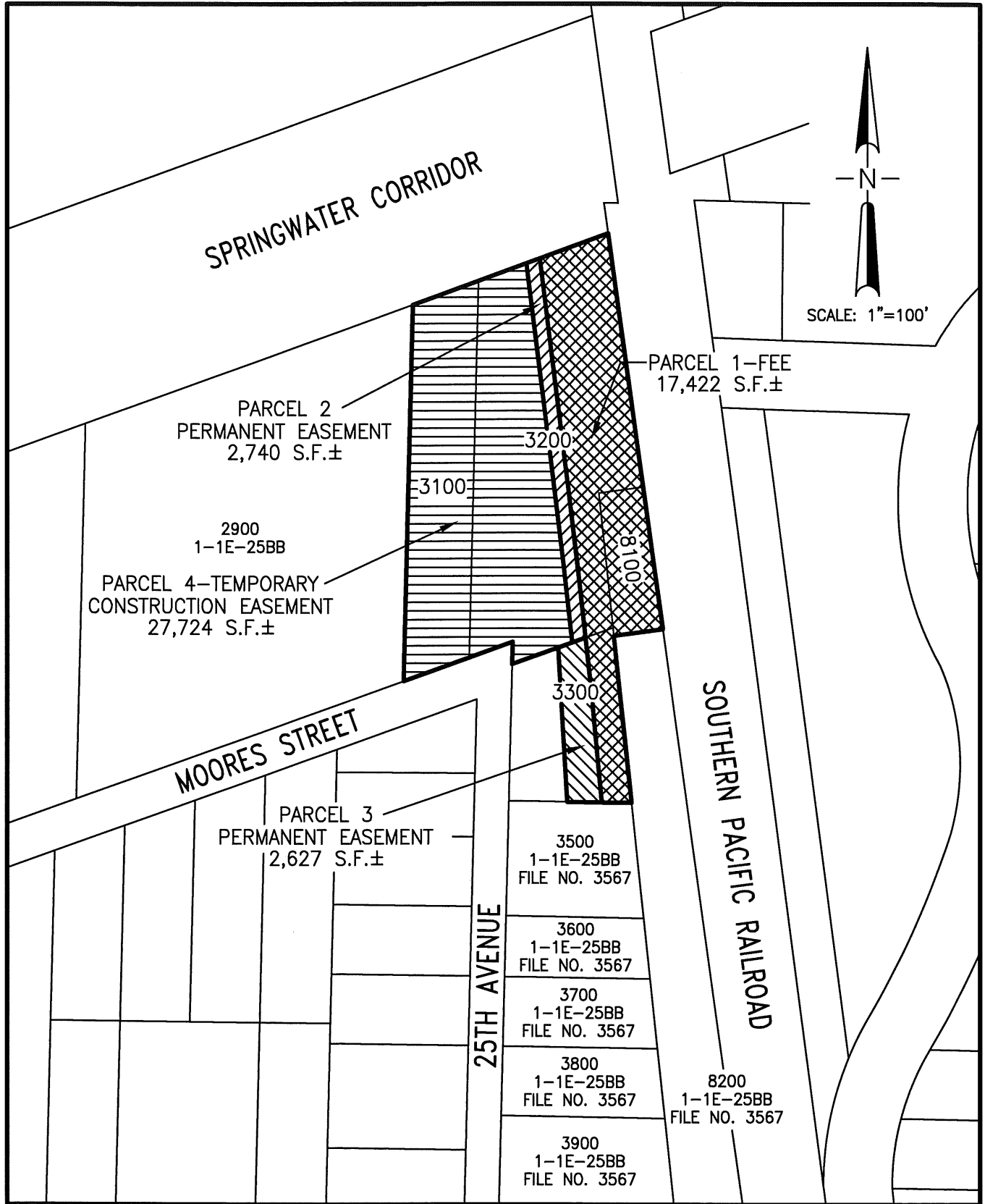
Lots 74, 75 and 76, ROSS AND WALKER'S ADDITION TO SELLWOOD GARDENS, Clackamas County, Oregon; and that portion of vacated Moores Street inuring to Lots 75 and 76, ROSS AND WALKER'S ADDITION TO SELLWOOD GARDENS by reason of City of Milwaukie Vacation Ordinance No. 1304, recorded as Fee No. 75-3884, Clackamas County Deed Records;

EXCEPT Parcels 1 and 2 as described above.

The tract of land to which this description applies contains 27,724 square feet, more or less.







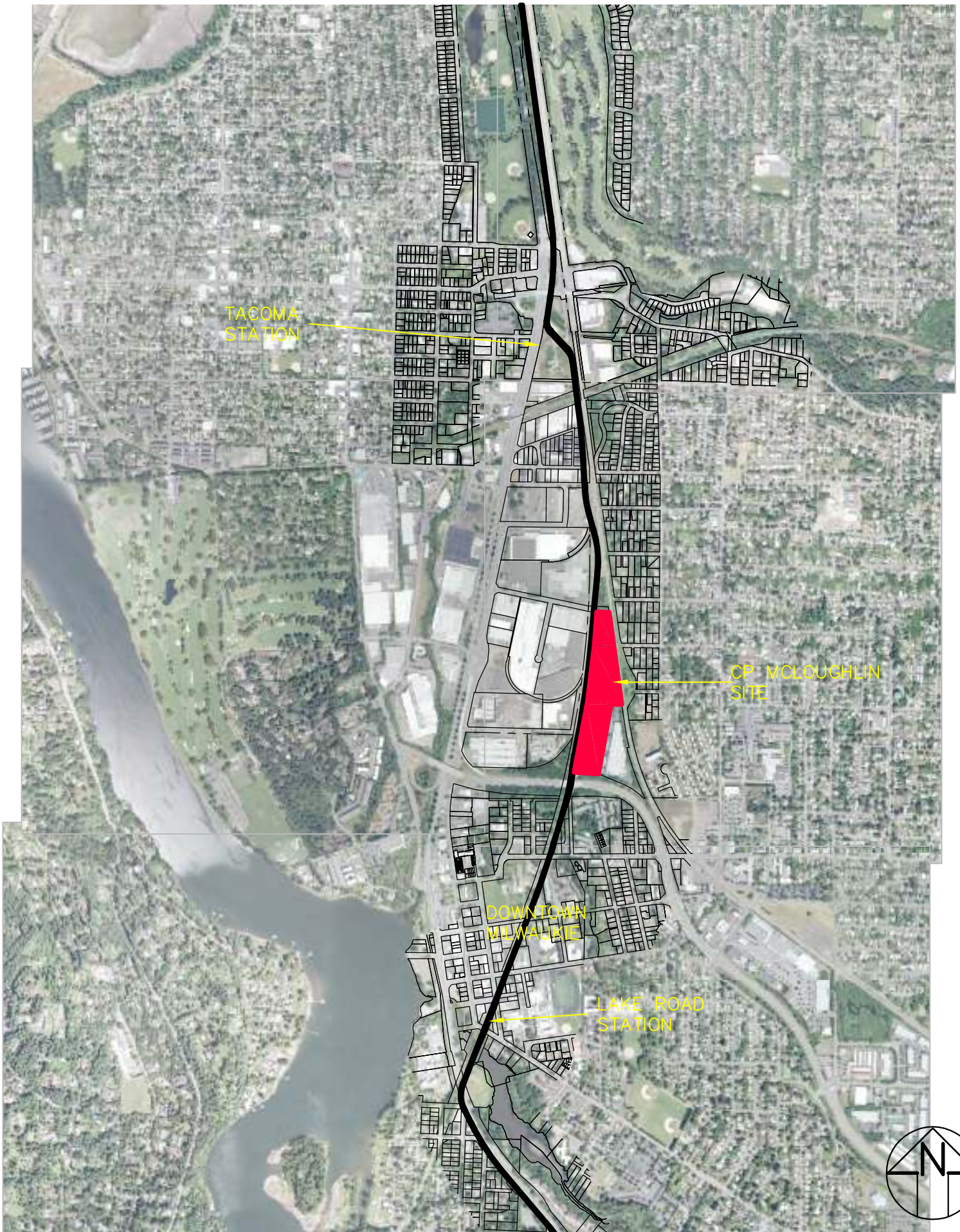
**TRIMET**  
CAPITAL PROJECTS  
AND  
FACILITIES DIVISION  
710 N.E. HOLLADAY STREET  
PORTLAND, OREGON 97232

ACQUISITION SKETCH  
PORTLAND TO MILWAUKIE LRT  
FILE NO. 3548

DATE 12/23/2011	REVISION NO. 002	DRAWN BY J. CARLSON	CHECKED BY G. PAUL
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**otak**

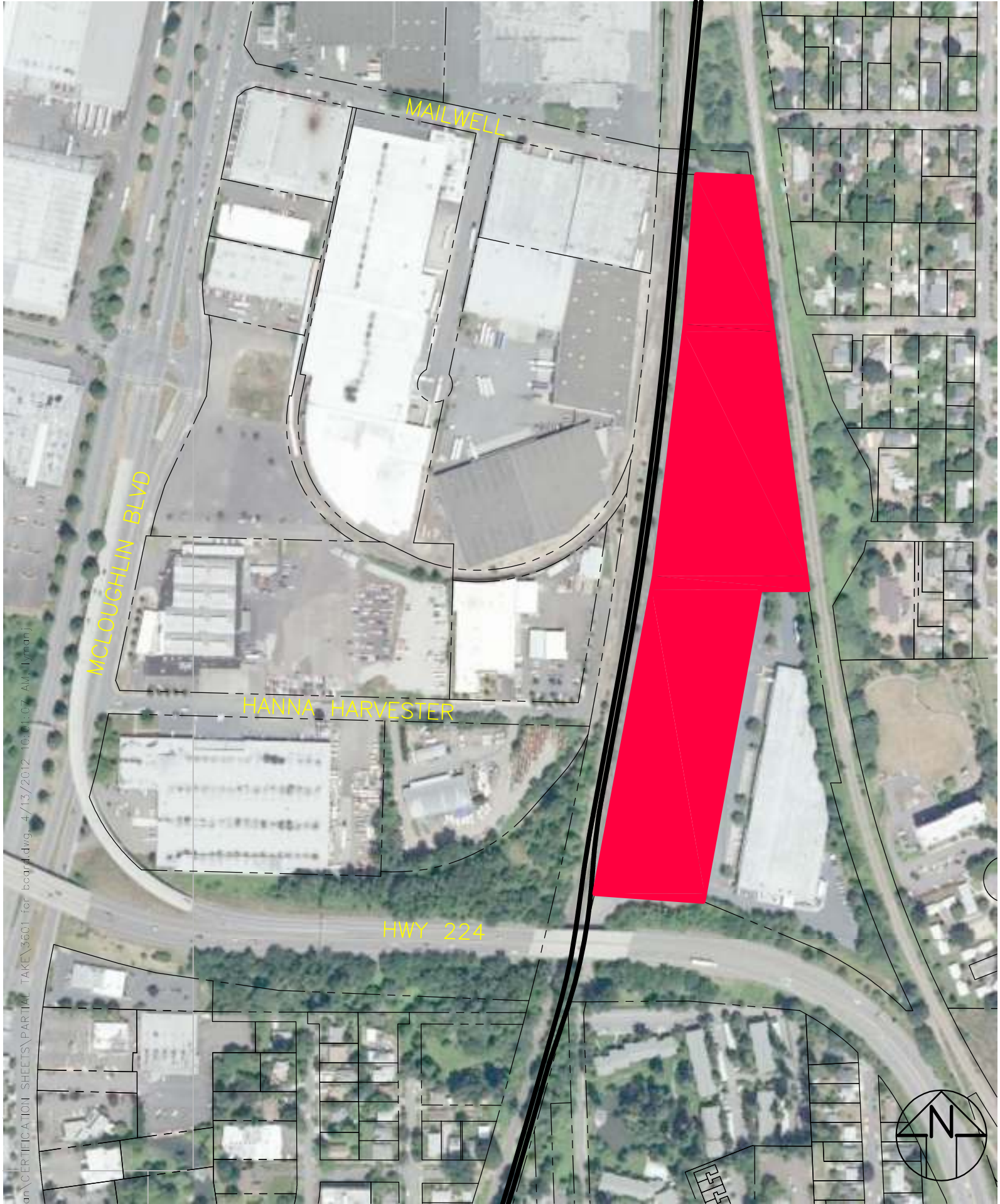
17355 S.W. BOONES FERRY ROAD  
LAKE OSWEGO, OREGON 97035  
(503) 635-3618 FAX (503) 635-5395  
Resolution 12-04-27



# LOCATION MAP



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# SITE PLAN



**Exhibit "A"**

File 3601  
CP McLoughlin LLC

Parcels 1, 2, 4  
1 1E 25CAS1 3401

Parcels 3, 5  
1 1E 25CAS1 3403

Waterline Easement No. 1  
1 1E 25CAS1 3401

Waterline Easements  
No. 2 and 3  
1 1E 25CAS1 3403

Portland-Milwaukie LRT Project  
Jack Carlson, Otak, Inc., 2/28/2011  
Amended: 9/22/2011  
2/14/2012  
3/5/2012  
3/7/2012

Parcel 1 - Dedication

A tract of land in the southwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

That portion of Lot 1, LINCOLN DISTRIBUTION CENTER, lying on the northerly and westerly (left) sides of the following described line:

Beginning at a point which bears South, a distance of 1,516.61 feet and East, a distance of 1,398.41 feet from the westerly southwest corner of the George Wills D.L.C. No. 58; thence S.72°05'09"E., a distance of 33.50 feet; thence N.25°30'32"E., a distance of 29.40 feet to the terminus of this line.

The tract of land to which this description applies contains 400 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.

Parcel 2 - Temporary Construction Easement (2 Year Duration to Commence Upon Notification to Property Owner)

A tract of land in the southwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

That portion of Lot 1, LINCOLN DISTRIBUTION CENTER, lying on the northerly and westerly (left) sides of the following described line:

Beginning at a point which bears South, a distance of 1,663.16 feet and East, a distance of 1,388.32 feet from the westerly southwest corner of the George Wills D.L.C. No. 58; thence S.85°04'44"E., a distance of 23.16 feet; thence N.04°55'16"E., a distance of 166.89 feet to the terminus of this line;

EXCEPT Parcel 1 as described above.

The tract of land to which this description applies contains 2,053 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.

Parcel 3 - Permanent Retaining Wall Easement

A tract of land in the southwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

That portion of Lot 3, LINCOLN DISTRIBUTION CENTER, lying on the westerly (left) side of the following described line:

Beginning at a point which bears South, a distance of 3,369.32 feet and East, a distance of 1,157.78 feet from the westerly southwest corner of the George Wills D.L.C. No. 58; thence N.03°27'24"E., a distance of 94.40 to the terminus of this line.

The tract of land to which this description applies contains 442 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.

Parcel 4 - Temporary Construction Easement (2 Year Duration to Commence Upon Notification to Property Owner)

A tract of land in the southwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

That portion of Lot 1, LINCOLN DISTRIBUTION CENTER, lying on the northerly (left) side of the following described line:

Beginning at a point which bears South, a distance of 1,533.72 feet and East, a distance of 1,383.56 feet from the westerly southwest corner of the George Wills D.L.C. No. 58; thence S.61°47'52"E., a distance of 98.08 feet; thence N.61°56'42"E., a distance of 113.52 feet to the terminus of this line;

EXCEPT Parcels 1 and 2 as described above.

The tract of land to which this description applies contains 6,330 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.

Parcel 5 - Temporary Construction Easement (2 Year Duration to Commence Upon Notification to Property Owner)

A tract of land in the southwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

The southerly 5 feet of the westerly 100 feet of Lot 3, LINCOLN DISTRIBUTION CENTER;

EXCEPT Parcel 3 as described above.

The tract of land to which this description applies contains 441 square feet, more or less.

### Waterline Easement No. 1

A strip of land, 10.00 feet wide, being a portion of Lot 1, LINCOLN DISTRIBUTION CENTER, and lying in the southwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon; the centerline of said strip being described as follows:

Beginning at a point on the north line of said Lot 1, which point bears S.89°12'36"E., a distance of 84.50 feet from the northwest corner of said Lot 1; thence leaving said north line, S.34°39'23"E., a distance of 76.70 feet; thence S.01°54'23"E., a distance of 307.09 feet to the centerline of that existing 10.00 foot wide Waterline Easement which bears S.88°57'00"W., a distance of 219.64 feet, as said existing easement is shown on the duly recorded plat of LINCOLN DISTRIBUTION CENTER, and the terminus of this described centerline.

The sidelines of this strip shall be lengthened or shortened as necessary to meet the north line of said Lot 1, and the north line of said existing 10.00 foot wide Waterline Easement.

The strip of land to which this description applies contains 3,788 square feet, more or less.

Bearings are based on the plat of LINCOLN DISTRIBUTION CENTER.

### Waterline Easement No. 2

A strip of land, 10.00 feet wide, being a portion of Lot 3, LINCOLN DISTRIBUTION CENTER, and lying in the southwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, the northerly line of said 10.00 foot wide strip being more particularly described as follows:

Beginning at the intersection of the west line of said Lot 3 with the southerly line of the final course of that 10 foot wide Waterline Easement described as the "Southerly Portion of Water Main" in Fee Number 81-31801, Clackamas County Records; thence S.81°02'52"E. along the southerly line of said Fee Number 81-31801 "Southerly Portion of Water Main" easement, a distance of 72.00 feet to terminus of this line.

The sidelines of this strip shall be lengthened or shortened as necessary to meet the west line of said Lot 3.

The strip of land to which this description applies contains 719 square feet, more or less.

Bearings are based on the plat of LINCOLN DISTRIBUTION CENTER.

Waterline Easement No. 3

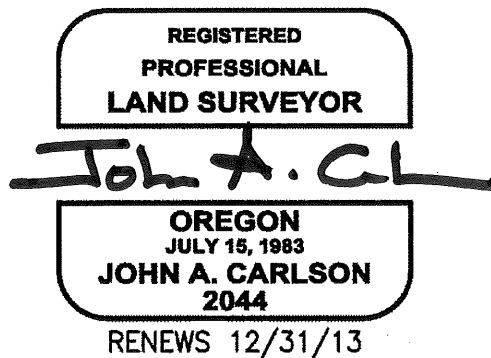
A strip of land, 10.00 feet wide, being a portion of Lot 3, LINCOLN DISTRIBUTION CENTER, and lying in the southwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, the westerly line of said 10.00 foot wide strip being more particularly described as follows:

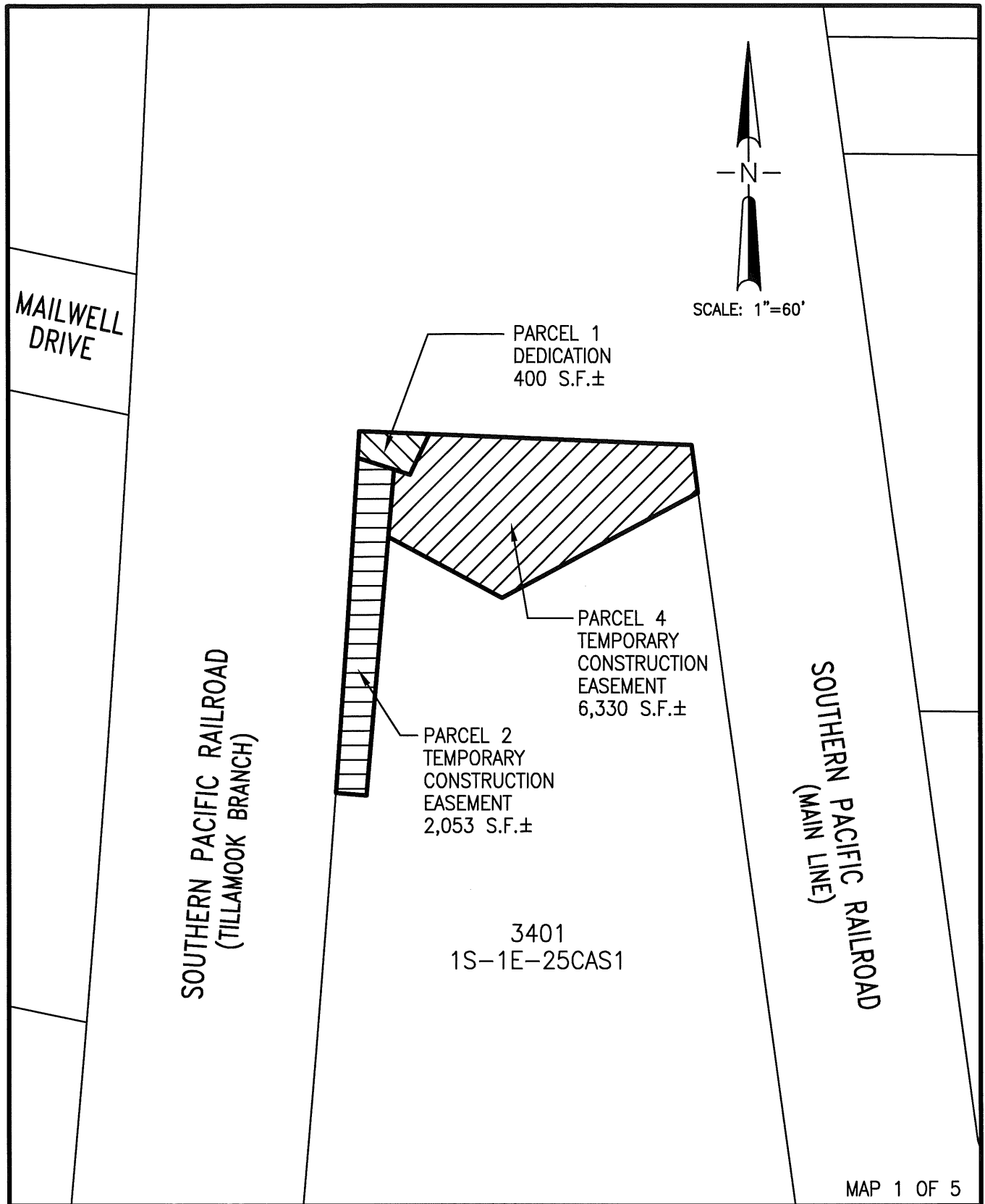
Beginning at the intersection of the south line of said Lot 3 with the easterly line of the first course of that 10 foot wide Waterline Easement described as the "Southerly Portion of Water Main" in Fee Number 81-31801, Clackamas County Records; thence N.09°57'44"E. along the easterly line of said Fee Number 81-31801 "Southerly Portion of Water Main" easement, a distance of 23.00 feet to terminus of this line.

The sidelines of this strip shall be lengthened or shortened as necessary to meet the south line of said Lot 3.

The strip of land to which this description applies contains 222 square feet, more or less.

Bearings are based on the plat of LINCOLN DISTRIBUTION CENTER.





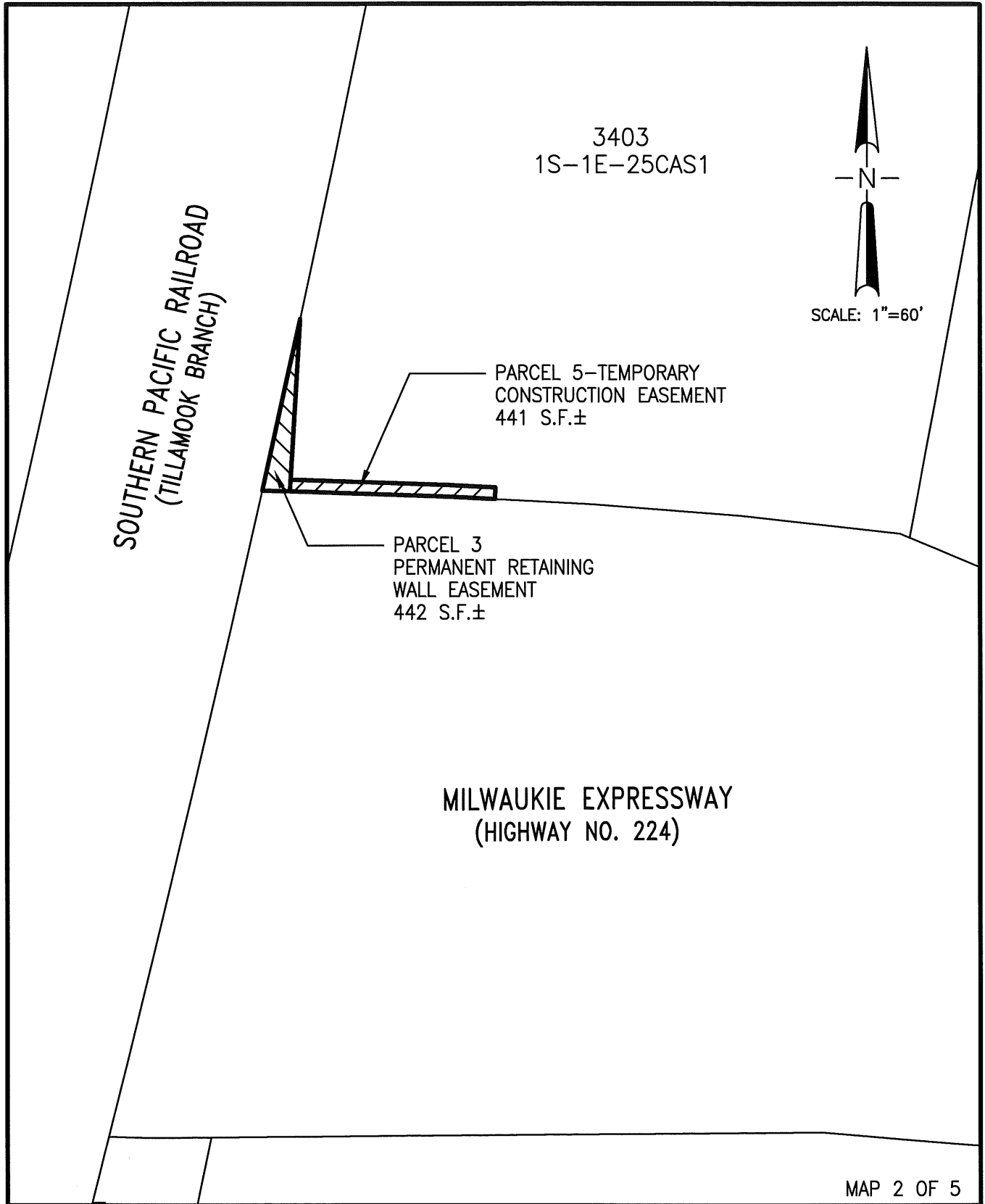
**TRIMET**  
 CAPITAL PROJECTS  
 AND  
 FACILITIES DIVISION  
 710 N.E. HOLLADAY STREET  
 PORTLAND, OREGON 97232

ACQUISITION SKETCH  
 PORTLAND TO MILWAUKIE LRT  
 FILE NO. 3601

DATE	REVISION NO.	DRAWN BY	CHECKED BY
3/7/2012	004	J. CARLSON	G. PAUL

**otak**

17355 S.W. BOONES FERRY ROAD  
 LAKE OSWEGO, OREGON 97035  
 (503)635-3618 FAX (503)635-5395



**TRIMET**

CAPITAL PROJECTS  
AND  
FACILITIES DIVISION

710 N.E. HOLLADAY STREET  
PORTLAND, OREGON 97232

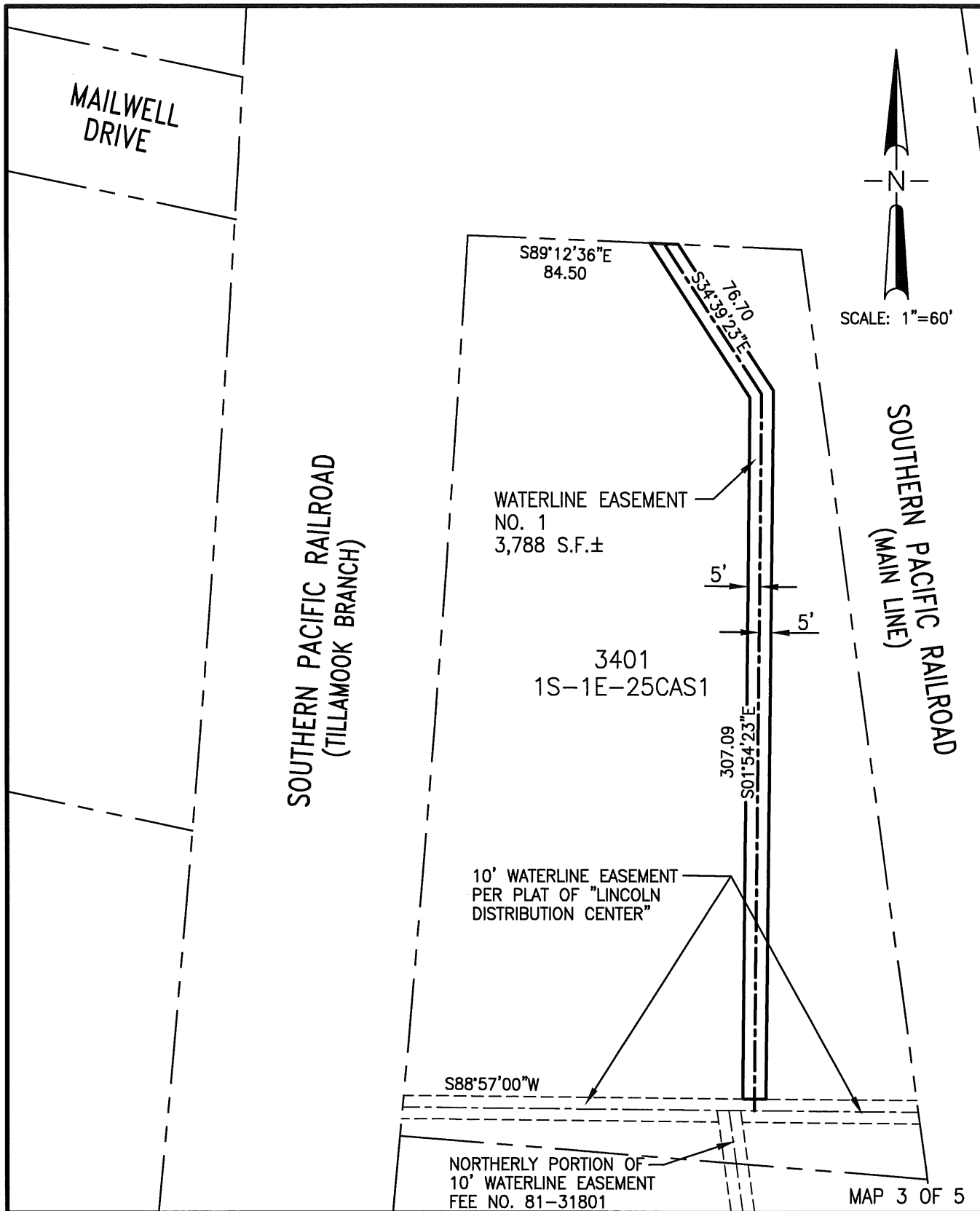
ACQUISITION SKETCH  
PORTLAND TO MILWAUKIE LRT

FILE NO. 3601

DATE	REVISION NO.	DRAWN BY	CHECKED BY
3/7/2012	004	J. CARLSON	G. PAUL



17355 S.W. BOONES FERRY ROAD  
LAKE OSWEGO, OREGON 97035  
(503)635-3618 FAX (503)635-5395



**TRIMET**

**CAPITAL PROJECTS  
AND  
FACILITIES DIVISION**

710 N.E. HOLLADAY STREET  
PORTLAND, OREGON 97232

**ACQUISITION SKETCH  
PORTLAND TO MILWAUKIE LRT**

FILE NO. 3601

DATE  
3/7/2012

REVISION NO.  
004

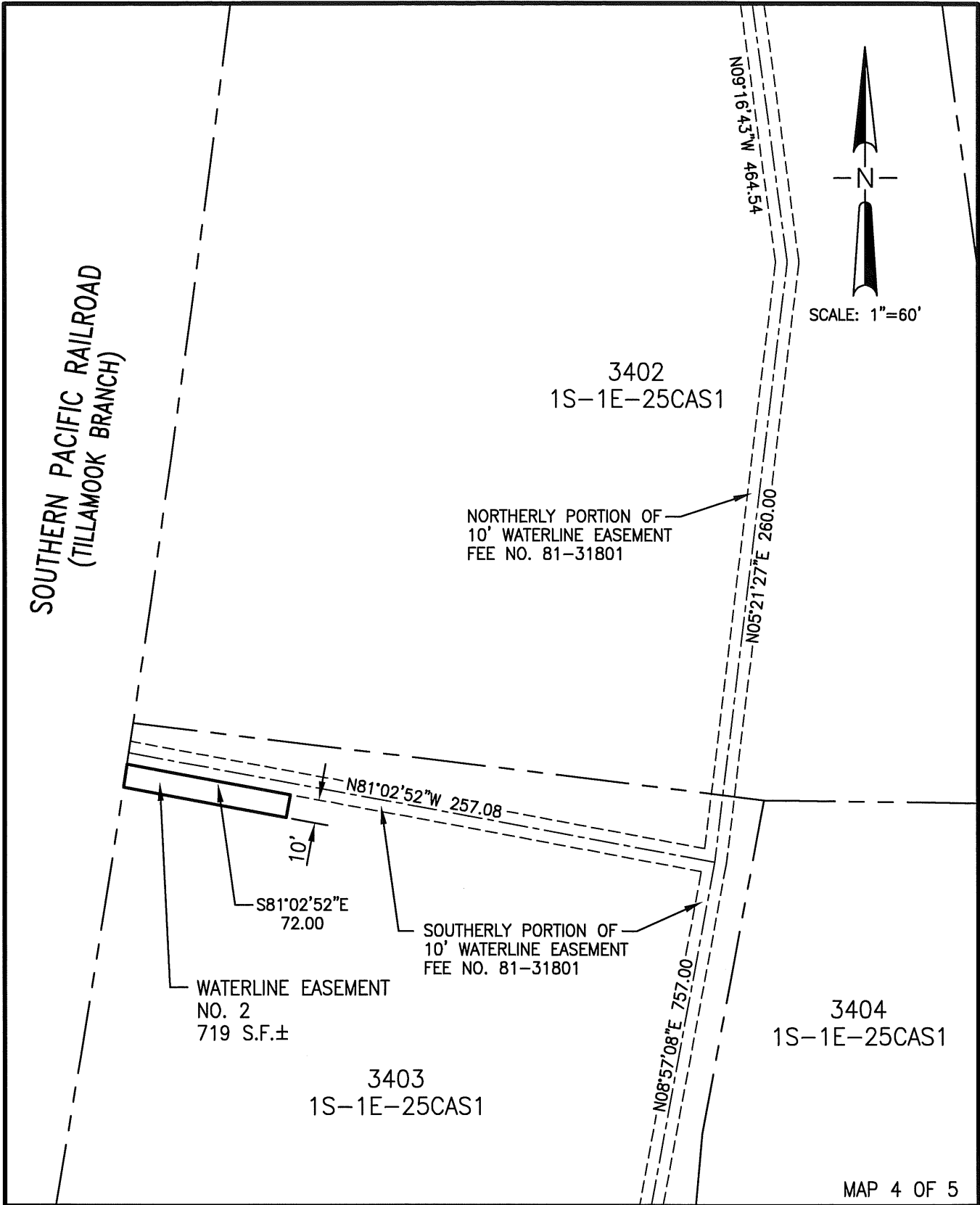
DRAWN BY  
J. CARLSON

CHECKED BY  
G. PAUL



17355 S.W. BOONES FERRY ROAD  
LAKE OSWEGO, OREGON 97035  
(503)635-3618 FAX (503)635-5395





**TRIMET**

CAPITAL PROJECTS  
AND  
FACILITIES DIVISION

710 N.E. HOLLADAY STREET  
PORTLAND, OREGON 97232

ACQUISITION SKETCH  
PORTLAND TO MILWAUKIE LRT

FILE NO. 3601

DATE  
3/7/2012

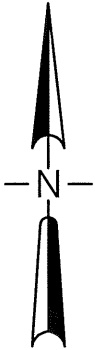
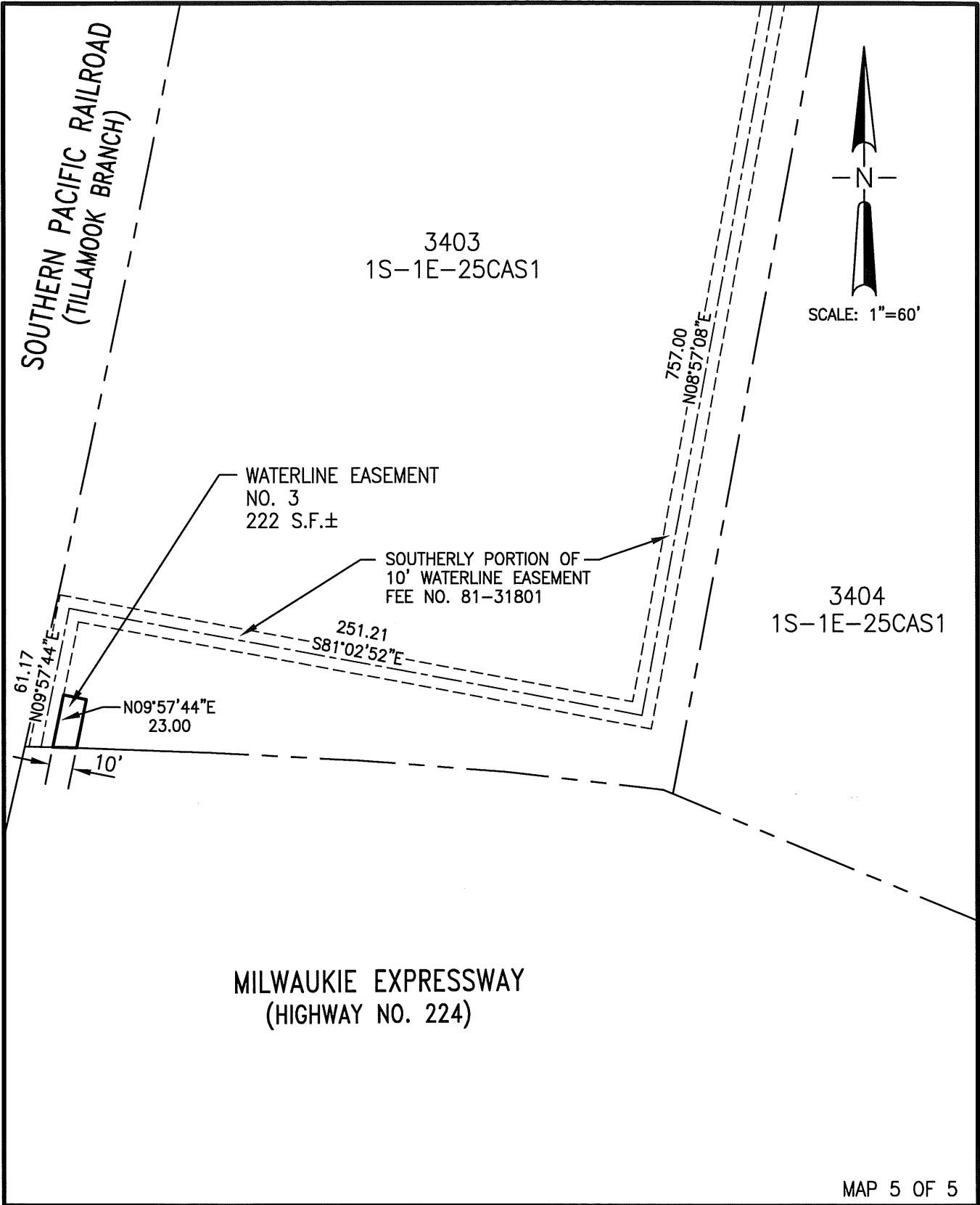
REVISION NO.  
004

DRAWN BY  
J. CARLSON

CHECKED BY  
G. PAUL



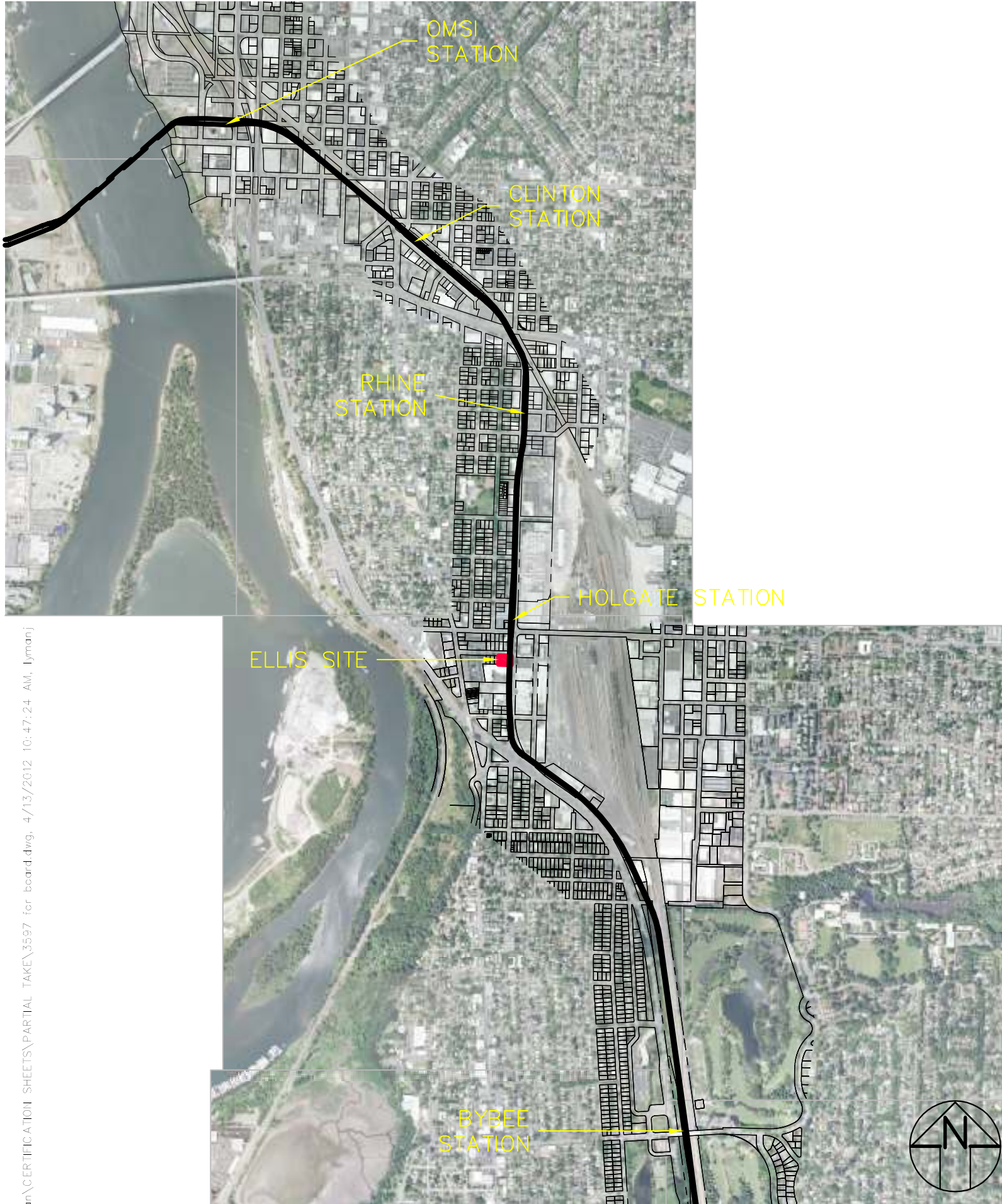
17355 S.W. BOONES FERRY ROAD  
LAKE OSWEGO, OREGON 97035  
(503)635-3618 FAX (503)635-5395



SCALE: 1"=60'

MAP 5 OF 5

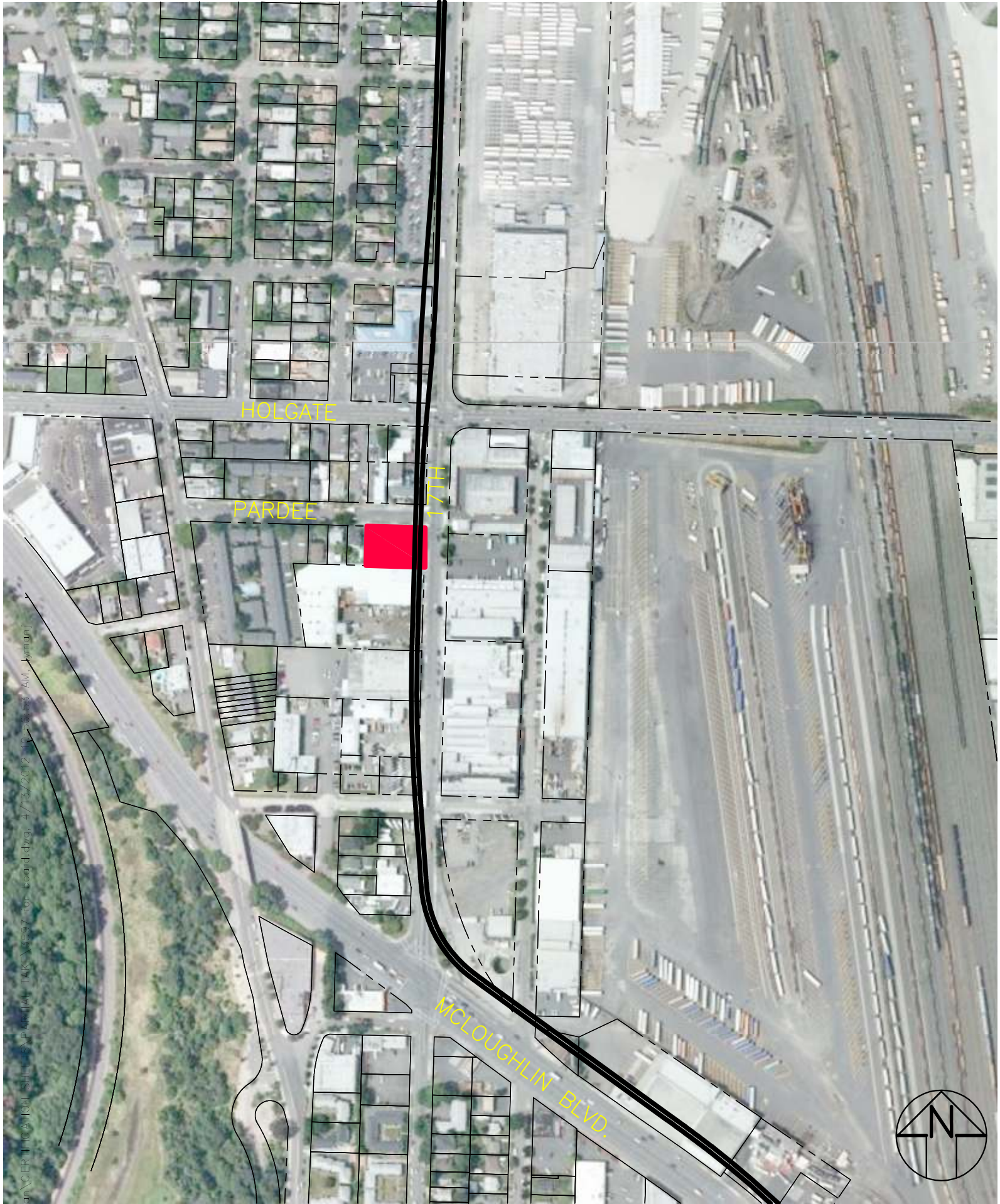
 <b>CAPITAL PROJECTS AND FACILITIES DIVISION</b> 710 N.E. HOLLADAY STREET PORTLAND, OREGON 97232	<b>ACQUISITION SKETCH PORTLAND TO MILWAUKIE LRT</b>  FILE NO. 3601		 17355 S.W. BOONES FERRY ROAD LAKE OSWEGO, OREGON 97035 (503)635-3618 FAX (503)635-5395
	DATE 3/7/2012	REVISION NO. 004	



S:\Work\Lyman\CERTIFICATION SHEETS\PARTIAL TAKE\3597 for board.dwg, 4/13/2012 10:47:24 AM, lyman.j

# LOCATION MAP





# SITE PLAN

**Exhibit "A"**

File 3597  
Glen Ellis

Parcels 1, 2  
1S 1E 14AB 2500

Portland-Milwaukie LRT Project  
Gary Buford, Thurston & Associates, 11/23/2010  
Amended:

Parcel 1-Fee

A tract of land in the northeast one-quarter of Section 14, Township 1 South, Range 1 East, Willamette Meridian, Multnomah County, Oregon, to wit:

That portion of that property described in that Statutory Warranty Deed to Glen Ellis, recorded on July 18, 1994 as Document No. 94-109169, Multnomah County Records, lying on the easterly side of the following described line:

Beginning at a point which bears North, a distance of 5,299.49 feet and West, a distance of 1,660.56 feet from Monument No. 1592 of Multnomah County Survey No. 59420, said Monument No. 1592 being the Witness Corner to the northwest corner of the Jacob Wills D.L.C. No. 57, said Witness Corner being in Section 23, Township 1 South, Range 1 East, W.M., Multnomah County, Oregon; thence N.01°36'45"E., a distance of 160.00 feet to the terminus of this line.

The tract of land to which this description applies contains 6,392 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.

Parcel 2-Temporary Construction Easement

A tract of land in the northeast one-quarter of Section 14, Township 1 South, Range 1 East, Willamette Meridian, Multnomah County, Oregon, to wit:

That portion of that property described in that Statutory Warranty Deed to Glen Ellis, recorded on July 18, 1994 as Document No. 94-109169, Multnomah County Records, lying on the easterly and northerly sides of the following described line:

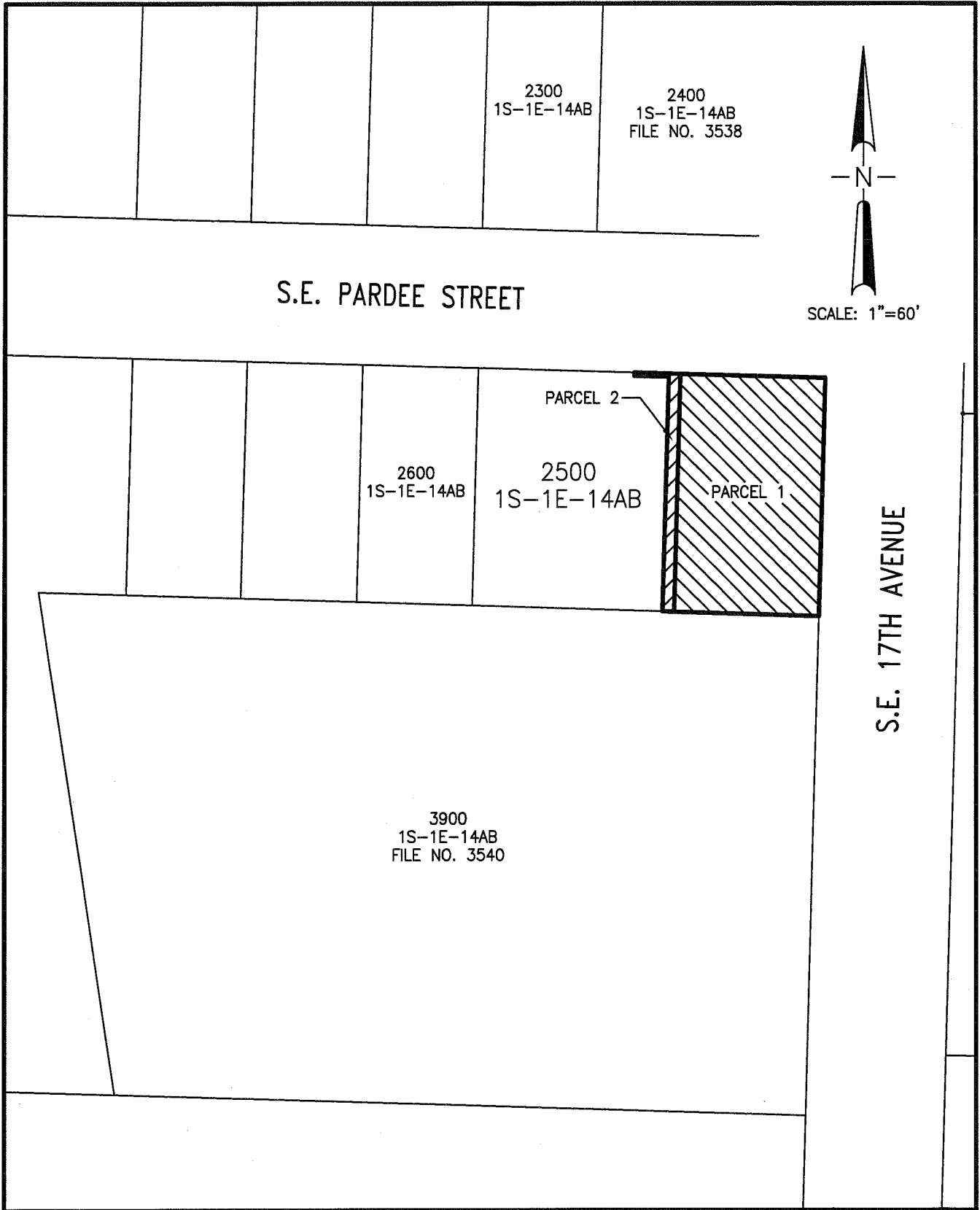
Beginning at a point which bears North, a distance of 5,299.65 feet and West, a distance of 1,665.56 feet from Monument No. 1592 of Multnomah County Survey No. 59420, said Monument No. 1592 being the Witness Corner to the northwest corner of the Jacob Wills D.L.C. No. 57, said Witness Corner being in Section 23, Township 1 South, Range 1 East, W.M., Multnomah County, Oregon; thence N.01°36'45"E., a distance of 150.61 feet; thence N.88°18'38"W., a distance of 14.92 feet; thence N.01°41'22"E., a distance of 10.00 feet to the terminus of this line;

EXCEPT Parcel 1 as described above.

The tract of land to which this description applies contains 530 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.





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 AND  
 FACILITIES DIVISION  
 710 N.E. HOLLADAY STREET  
 PORTLAND, OREGON 97232

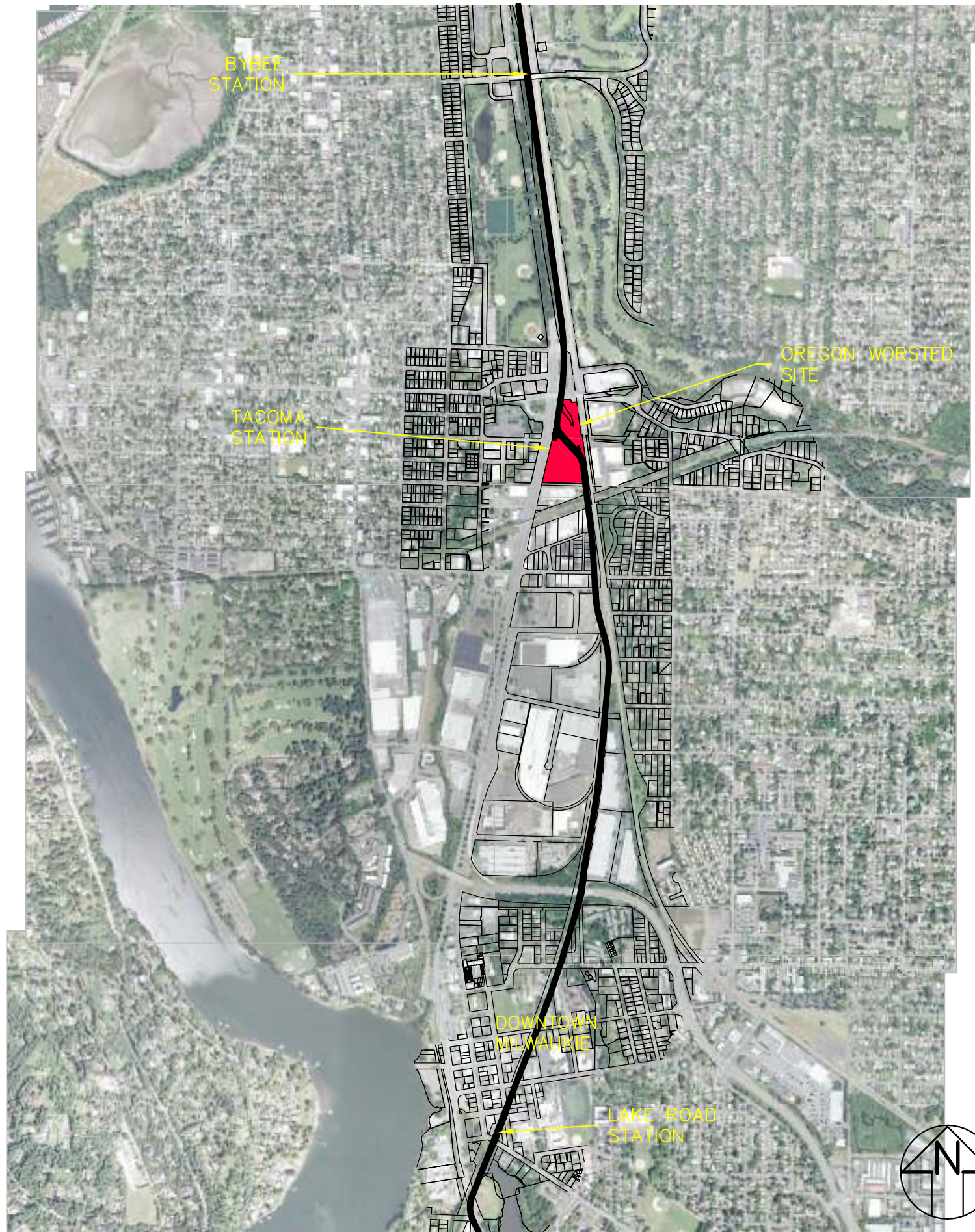
ACQUISITION SKETCH  
 PORTLAND TO MILWAUKIE LRT  
 FILE NO. 3597

DATE	REVISION NO.	DRAWN BY	CHECKED BY
11/23/2010	000	JAC	GEP

**otak**

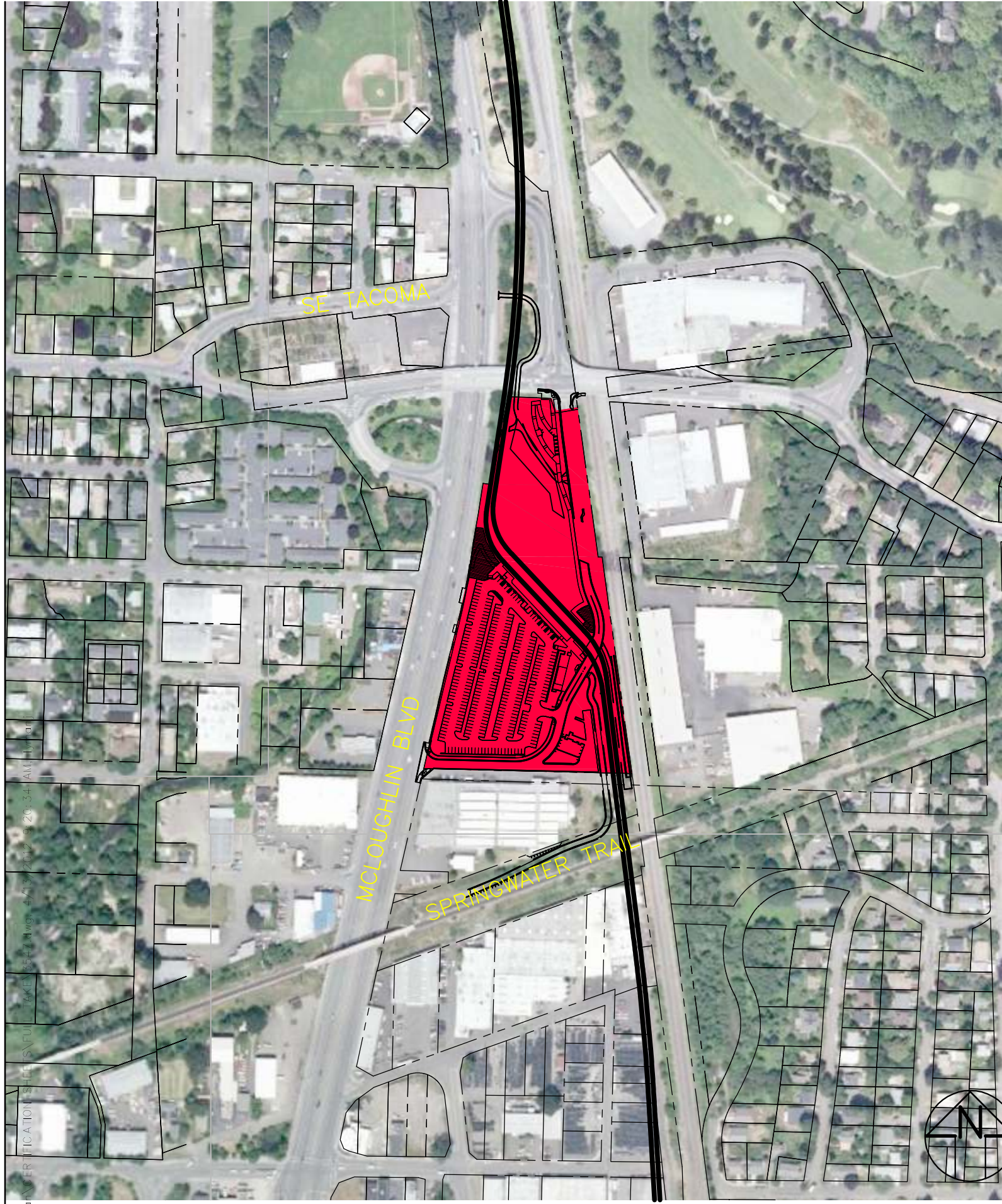
17355 S.W. BOONES FERRY ROAD  
 LAKE OSWEGO, OREGON 97035  
 (503)635-3618 FAX (503)635-5395





# LOCATION MAP





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# SITE PLAN

## Exhibit "A"

File 3547  
Oregon Worsted Company

Parcel 1  
1S 1E 24CC 200

Portland-Milwaukie LRT Project  
Jack Carlson, Otak, Inc., 7/9/2010  
Amended:

### Parcel 1-Fee

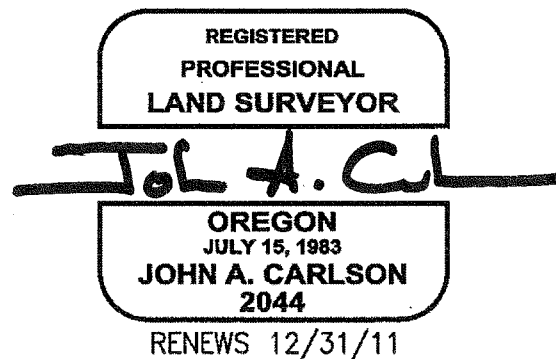
A tract of land in the southwest one-quarter of Section 24, Township 1 South, Range 1 East, Willamette Meridian, Multnomah County, Oregon, to wit:

All of that property lying easterly of the easterly line of Parcel 1 as described in Document No. 95-27490, recorded March 9, 1995, Multnomah County Records, and lying southerly of the southerly line of Parcel 2 as described in said Document No. 95-27490, and lying southerly of the southerly line of that property described in Deed Book 2366, Page 392, recorded November 30, 1990, Multnomah County Deed Records, and lying westerly of the westerly line of the Union Pacific Railroad Company right of way, and lying northerly of the north line of that parcel conveyed to Pendleton Woolen Mills in Deed Book 1799, Page 568, recorded August 13, 1956, Multnomah County Deed Records, the said property being more particularly described as follows:

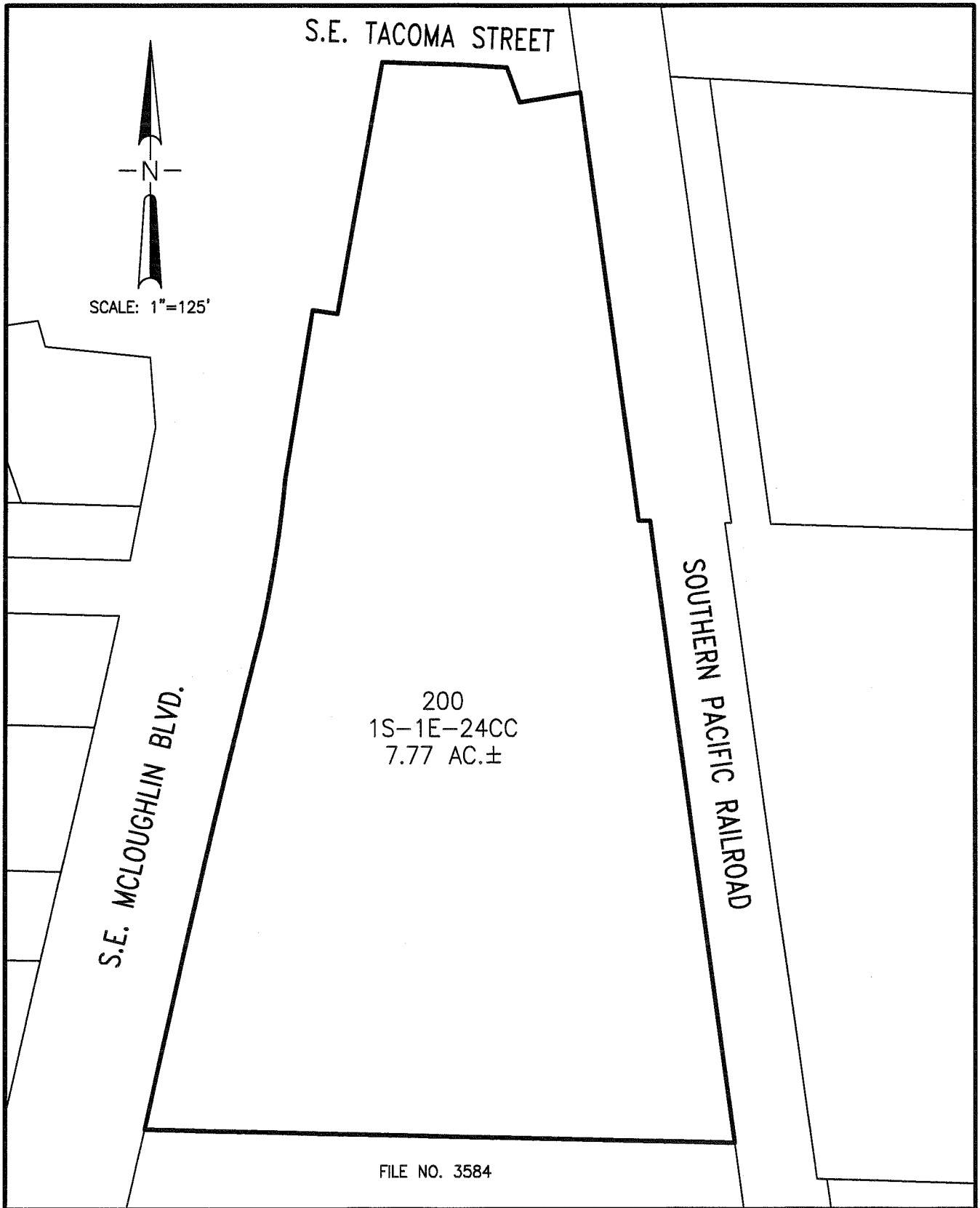
Beginning at the intersection of the north line of said Deed Book 1799, Page 568 parcel with the westerly line of the Union Pacific Railroad right of way; thence tracing said westerly line along the following courses: N.07°50'40"W., a distance of 559.99 feet; thence N.88°17'37"W., a distance of 10.14 feet; thence N.07°50'40"W., a distance of 382.04 feet to the southerly line of said Deed Book 2366, Page 392 property; thence tracing said southerly line along the following courses: S.81°11'13"W., a distance of 57.93 feet; thence N.18°05'08"W., a distance of 38.94 feet to the southerly line of said Document No. 95-27490 Parcel 2 property; thence tracing said southerly line along the following courses: N.86°46'44"W., a distance of 37.18 feet to the point of curve left of a 1,869.86 foot radius curve; thence along the arc of said curve left through a central angle of 02°15'06", a distance of 73.49 feet (chord bears N.87°54'17"W., a distance of 73.48 feet) to the easterly line of said Document No. 95-27490 Parcel 1 property; thence tracing said easterly line along the following courses: S.10°14'28"W., a distance of 229.37 feet to a point which is 85.00 feet right of Engineer's center line Station 400+25; thence N.81°33'41"W., a distance of 23.00 feet to a point which is 62.00 feet right of Engineer's center line Station 400+25 and a point of nontangent curvature; thence southwesterly along the arc of a 4,645.66 foot radius curve right, through a central angle of 01°54'00", a distance of 154.06 feet (chord bears S.09°23'19"W., a

distance of 154.05 feet) to a point which is 62.00 feet right of Engineer's center line Station 398+73; thence S.08°05'57"W., a distance of 101.39 feet to a point which is 67.00 feet right of Engineer's center line Station 397+73; thence along the arc of a parallel spiral to the right, said spiral being parallel with and 67.00 feet easterly from the center line of relocated Pacific Highway East as described in said Document No. 95-27490, a distance of 36.38 feet (chord bears S.11°37'50"W., a distance of 36.38 feet) to a point which is 67.00 feet right of Engineer's center line Station 397+37; thence S.13°45'27"W., a distance of 226.34 to a point which is 62.00 feet right of Engineer's center line Station 395+12; thence along the arc of a parallel spiral to the right, said spiral being parallel with and 62.00 feet easterly from the center line of said relocated Pacific Highway East, a distance of 49.34 feet (chord bears S.12°57'17"W., a distance of 49.34 feet) to a point which is 62.00 feet right of Engineer's center line Station 394+62.70; thence S.12°58'03"W. parallel with and 62 feet easterly from the center line of said relocated Pacific Highway East, a distance of 180.32 feet to the north line of said Deed Book 1799, Page 568 parcel; thence S.88°40'00"E., a distance of 534.37 feet to the Point of Beginning.

The tract of land to which this description applies contains 7.77 acres, more or less.







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ACQUISITION SKETCH  
 PORTLAND TO MILWAUKIE LRT  
 FILE NO. 3547

DATE 7/9/2010	REVISION NO. 000	DRAWN BY J. CARLSON	CHECKED BY D. LIDEN
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**otak**  
 17355 S.W. BOONES FERRY ROAD  
 OSWEGO, OREGON 97035  
 335-5395  
 Exhibit A  
 Resolution 12-04-40